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MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY
October 27, 2021
114 Wilson Street, Ludlow, MA 01056

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2021 OCT 27 P 2:41
TOWN OF LUDLOW

The meeting was called to order by Chairperson Susan Stanek at 11:01 a.m.

1. Upon roll call those present were as follows:
   Present: Susan Stanek, Audrey Polmanteer, David Sepanek, Raymond Anderson
   Absent: Joshua Carpenter
   Also, present: Robin Carvide (1) tenants from Wilson Street

The secretary posted the Notice of Meeting at the Town's Clerk's office 10/22/2021.

2. Upon a motion made by Audrey Polmanteer, which was seconded by David Sepanek, it was unanimously voted to accept the minutes from September 15, 2021, Board Meeting as written. All in favor

3. Payment of Bills:
   Upon a motion made by David Sepanek, which was seconded by Audrey Polmanteer, it was unanimously voted to pay the bills. Check # 21204 to Check # 21270 for a total of $79,264.52 All in favor

4. Financial Report:
   A. July & August Accountant Report Reviewed: Questions answered.

   Upon a motion made by David Sepanek, which was seconded by Raymond Anderson, it was unanimously voted to accept July and August Financial Reports. All in favor

5. Modernization Report:
   A. FISH # 161100 Laundry Room reconfiguration Wilson Street: Change order
   B. FISH # 161117 Vanity State Street Development DHCD design
   C. FISH # 161104 Replace windows John Thompson Manor
      Waiting for Certificate of Final Completion.
   D. FISH # 161099 PTAC Waiting for Certificate of Final Completion
   E. FISH # 161082 Hall Window Replacement Wilson Community Room
      waiting on gutters
   F. FISH # 161123 Repair slanted floor Unit 39 CH #113 DHCD
   G. FISH # 161102 Replace common flooring: Chestnut Street DHCD
   H. FISH # 161120 Asbestos abatement (2) floors: RCAT

Board Meeting Minutes
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I. FISH # 161115 Replace Roofing & draining 26/28 & 38/40 Chestnut Street: RCAT

Upon a motion made by David Sepanek, which was seconded by Raymond Anderson, it was unanimously voted to accept the lowest reasonable bid from JJS Universal Construction Company, 63 Airport Road, Dudley, MA 01571 for $28,196.00 for Project # 161115. All in favor

6. Reading of the Correspondence:
   A. PHN 2021-20 Budget Guidelines: can read online Ma Public Housing Notices

7. Old Business:
   A. Ethic on-line test: only missing (1) online
   B. David Sepanek: Alternative Housing: take off agenda at this point
   C. PHN 2019-13 Technical Assistance for Vacant Land Development: discussion
      Upon a motion made by David Sepanek, which was seconded by Raymond Anderson, it was voted to sub-divide the parcel of land on Grandview into the 8 lots. Yes-3 Abstained Audrey. Motion passes
   D. Chestnut Street: Senior Center movement plan
   E. Raymond Anderson's Ethics and online training is all complete

8. New Business
   A. Making Ludlow Housing Completely Non-smoking. Tabled Board to think about.
   B. Upon a motion by David Sepanek, which was seconded by Raymond Anderson, it was unanimously voted to purchase the three maintenance employees High Visibility waterproof jackets for the winter for safety and continue purchasing one pair of work boots steel toe or equivalent on a yearly basis. All in favor.
9. Motion to adjourn.
   Upon a motion made by Raymond Anderson, which was seconded by Audrey Polmanteer, Chairperson Susan Stanek adjourned the meeting at 12:15 p.m.

Sincerely Submitted:
Robin Carvide
Robin Carvide.

Next Regular Scheduled meeting will be November 17, 2021