Ludlow Housing Authority
Regular Board Meeting
Wed, December 15, 2021, 11:00 AM
Held in person at Wilson Street Community Hall
114 Wilson Street, Ludlow, MA 01056

AGENDA

1. Roll Call, Members of Authority

Susan Stanek	Joshua Carpenter	Raymond Anderson
David Sepanek	Audrey Polmanteer	

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2021 DEC -9 P 4:00
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2. Acceptance of the Minutes of the Meeting:
   A. Minutes from November 17, 2021

3. Payment of Bills: Detailed report

4. Financial Report:
   A. DHCD awarded from Compliance Reserve Fund 25,968.00 to remove asbestos containing flooring at (2) apartments at State Street Development Project # 161120
   B.
   C. DHCD awarded 236,090.34 in Formula Funding Fiscal Year 25
   D. DHCD awarded 15,554.00 from Compliance Reserve Fund to remove asbestos from (2) apartments at Wilson Street Development

5. Modernization Report: Updates
   A. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active: In final construction in old laundry room est. (1) month
   B. FISH # 161117 Vanity State St Development: DHCD design
   C. FISH # 161104 Replace Windows John Thompson Manor: CFC Waiting
   D. FISH #161099 PTAC replacement with ASHP: CFC Waiting
   E. FISH # 161082 Hall Window replacement Wilson Community Room: active: Completed
   F. FISH # 161123 Repair slanted floor Unit 39CH # 113: NTP 12/21/2021
   G. FISH # 161102 Replace Common Area Floors: Chestnut St: DHCD

H. FISH # 161120 Asbestos Abatement (2) floors: NTP 12/18/2021
I. FISH # 161115 Replace Roofing and draining 26/28 & 38/40 Benton: RCAT, NTP 12/18/2021 or Spring depending on temperatures
J. CIP revision with water heater (emg) and (2) asbestos approved

6. Reading of the Correspondence:

A. Public Housing Notices: Go to: MA Public Housing Notices to review
   1. PHN 2021-22 Ma State-aided Housing Programs Property, Boiler & Machinery and Crime Insurance Policy Period 11/17/2021 to 11/17/2022

7. Old Business:
   A. Ethic online test: need 1
   B. PHN 2019-13 Technical Assistance for Vacant Land Development: Waiting for land to be sub-divided. Tabled
   C. Chestnut Street: Senior Center movement plan:
   D. LHA Completely Non-Smoking: vote to not pursue or to send out surveys to all tenants. Tabled

8. New Business:
   A. Review Space heater policy if available.
   B. Review Language Policy if available

9. Adjourn Meeting

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Meeting Posted December 9, 2021