353

MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY
December 15, 2021
114 Wilson Street, Ludlow, MA 01056

The meeting was called to order by Chairperson Susan Stanek at 11:00 a.m.

1. Upon roll call those present were as follows:
   Present: Susan Stanek — Audrey Polmanteer
   Raymond Anderson — David Sepanek
   Absent: Joshua Carpenter
   Also, present: Robin Carvide

The secretary posted the Notice of Meeting at the Town's Clerk's office 12/09/2021.

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

3. Payment of Bills:
   Upon a motion made by David Sepanek, which was seconded by Raymond Anderson, it was unanimously voted to pay the bills. Check # 21314 to Check # 21353 for a total of $98,826.26 All in favor

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4. Financial Report:
   A. Ludlow Housing Authority awarded $236,090.34 in Formula Funding for Fiscal Year End 2025 (FY25)
   B. Ludlow Housing Authority awarded $25,968.00 from Compliance Reserve to remove asbestos-containing flooring at 667-1 State Street Development
   C. Ludlow Housing Authority awarded $5,750.00 from Compliance Reserve to remove asbestos removal 667-2 Unit 102C at the Wilson Street Development

D. Ludlow Housing Authority awarded $9,804.00 from Compliance Reserve to remove asbestos at the 667-2 Unit 103B at the Wilson Street Development

Upon a motion made by Audrey Polmanteer, which was seconded by Raymond Anderson, it was unanimously voted to accept the above (4) monetary rewards. All in favor

5. Modernization Report:
   A. FISH # 161100 Laundry Room reconfiguration Wilson Street: Going into final construction phase
   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 Completed
   F. FISH # 161123 Repair slanted floor Unit 39 CH #113 DHCD NTP
   G. FISH # 161102 Replace common flooring: Chestnut Street DHCD
   H. FISH # 161120 Asbestos abatement (2) floors: RCAT NTP
   I. FISH # 161115 Replace Roofing & draining 26/28 & 38/40 Benton Street: RCAT: NTP weather contingent
   J. FISH # 161131 Emergency Water heater 19 Hampden Street: Approved in CIP revision: being installed 12/15/2021
   K. CIP revision approved for Asbestos revision approved Wilson Street

6. Reading of the Correspondence:
   A. PHN 2021-22 MA State-aided Housing Property, Boiler & Machinery & Crime Insurance premiums and payment

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Board Meeting Minutes
November 17, 2021

7. Old Business:
   A. Ethic on-line test: only missing (1) online
   B. PHN 2019-13 Technical Assistance for Vacant Land Development: Tabled Until land is sub divided.
   C. Chestnut Street: Meeting with Town Manager and Selectman to be scheduled
   D. LHA Completely Non-Smoking: tabled

8. New Business
   A. Review Space Heater policy: Tabled
   B. Review Language Policy: Tabled
   C. Governor speech that they had Self-COVID tests to give out. Inquire if we are eligible.
   D. Tenant's still altering lock of side exit door by Exit 7, someone broke off handle costs were $233.00 to fix.

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9. Motion to adjourn.
   Upon a motion made by David Sepanek, which was seconded by Audrey Polmanteer, Chairperson Susan Stanek adjourned the meeting at 11:48 p.m.

Sincerely Submitted:
Robin Carvide
Robin Carvide

Next Regular Scheduled meeting will be January 19, 2022