MINUTES OF THE BOARD MEETING

OF THE LUDLOW HOUSING AUTHORITY

October 24, 2023, at 11:00 a.m.

114 Wilson Street, Ludlow, MA 01056

RECEIVED
TOWN CLERK'S OFFICE
2023 OCT 24 P 4:21
TOWN OF LUDLOW

The meeting was called to order by Chairperson Susan Stanek at 11:04 a.m.

1. Upon roll call those present were as follows:

   Present: Susan Stanek Raymond Anderson Jon Baldwin

   Absent: Audrey Polmanteer

   Also, present: Robin Carvide, Michael Parker

The secretary posted the Notice of Meeting at the Town's Clerk's office 10/19/2023.

2. Acceptance of the Minutes of the Meeting:

   Upon a motion made by Jon Baldwin, which was seconded by Raymond Anderson, it was unanimously voted to accept the minutes from October 17, 2023, Special Board Meeting as written. All in favor

   Upon a motion made by Raymond Anderson, which was seconded by Jon Baldwin, it was unanimously voted to accept the minutes from September 26, 2023, as written. All in favor

3. Payment of the bills: Detailed report

   Upon a motion made by Jon Baldwin, which was seconded by Raymond Anderson, it was unanimously voted to approve the bills Check # 22350 to Check # 22394 for a balance of $79,708.54. All in favor

RECEIVED
TOWN CLERK'S OFFICE
2023 OCT 24 P 4:21
TOWN OF LUDLOW

4. Financial Report:

   A. Monthly Accountant Report: August 2023 Report was reviewed Reserve 42.0%
   Upon a motion made by Jon Baldwin, which was seconded by Raymond Anderson, it was unanimously voted to accept the Accountant August Financial Report.
   All in favor

5. Modernization Report:

   A. FISH # 161102 Replace Common Area Floors: Chestnut St: EOHLC bidding.

   Upon a motion by Jon Baldwin, which was seconded by Raymond Anderson, it was unanimously voted to only use The Mannington "Amtico" flooring in Project # 161102, replacing common area flooring at Chestnut Street Development, because it has the thickest wearing surface on the market. These floors are going in a high traffic area, so we need the thickest one they have. All in favor

   B. FISH # 161121 Replace Concrete Door entry pads: State Steet: LHA
   C. FISH # 161127 VCT replacement at turnover State Street: LHA partial
   D. FISH # 161125 Congregate Accessibility Remodel: 136 Wilson EOHLC: construct
   E. FISH # 161136 ARPA FF: 69 State/20Meadow Street: Asphalt Roof: Scope RCAT
   F. FISH # 161137 ARPA FF: 87 State Street Community Building: Roof: Scope RCAT
   G. FISH # 161138 ARPA FF: State St Development Balcony Repair: Scope RCAT
   H. FISH # 161139 ARPA FF: Electric Panel Replacement: State Street: LHA
   I. FISH # 161157 ARPA FF: New boiler Chestnut Street: RCATL CRITCAL
   J. FISH # 161141 ARPA FF Maintenance Garage repairs Wilson Street: RCAT
   K. FISH # 161142 ARPA FF Foundation Insulation Repair New Wilson: RCAT
   L. FISH # 161143 Replace crank out windows Chestnut Street: RCAT
   M. FISH # 161144 New Asphalt Maintenance Garage: RCAT
   N. FISH # 161154 Flooring Abatement and replacement State Street: LHA

6. Reading of the Correspondence:

RECEIVED
TOWN CLERK'S OFFICE
2023 OCT 24 P 4:21
TOWN OF LUDLOW

7. Old Business:

   A. Hiring RSC Position: We have three potential applicants.
   B. Grandview Property:

      Paperwork from EOHLC clearing us that they have no ties to the land we can sell.

      Our Lawyer checked deed and we are clear to sell the land.

      Michael Parker spoke of the land on Grandview Avenue. We spoke of his commission and what would be entailed with selling the land through Chapter 30B procurement.

      Upon a motion made by Jon Baldwin, which was seconded by Raymond Anderson, it was unanimously voted to retain Michael Parker as our Realtor for the sale of Grandview Avenue, Ludlow, MA 01056. All in favor

8. New Business:

9. Adjourn Meeting:

   Upon a motion made by Jon Baldwin, which was seconded by Susan Stanek, it was unanimously voted to adjourn the meeting at 12:15 pm. All in Favor

Sincerely Submitted:
Robin Carvide
Robin Carvide

Next scheduled Board Meeting will be November 21, 2023