Ludlow Housing Authority

Board of Directors Meeting

114 Wilson Street, Ludlow, MA 01056

Tuesday, November 17, 2026

11:00 a.m.

AGENDA

1. Roll Call
   Susan Stanek Raymond Anderson Kimberly Babin Joao Alves
   Michele Augusto

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2. Acceptance of the Minutes of the Meeting:
   A. Minutes from October 13, 2026

3. Payment of the Bills: Detailed report

4. Financial Report:

   A. Accountant Report: FYE 09/30/2026
   B. Lead Certification
   C. Top 5 Certification
   D. Vacant Unit Initiative: funding through EOHLC with Worcester Housing Authority Vacant Unit funding plan
   E. Exit 7 Contract: Discuss updates/revisions

5. Modernization Report: Updates

   A. Project # 161155 Asphalt Paving Chestnut Street:
      Review change order: Board Vote
   B. Project #161164 VI 48 Higher Street: Construction stage
   C. Project #161165 Repave existing Parking lot Wilson Street: EOHLC:
      Expecting Bid to go out Jan/Feb 2027

D. Project #161168 Hazardous Materials Testing (basement at Chestnut Street) waiting for re-imbursement monies
E. Project #161169 Tub Shower Conversion-113A Wilson Street: Completed: waiting for re-imbursement monies.
F. Project # 161170 Balcony Repairs State Street Phase 11: Design
G. Project #161171 Rescreen Community room rear porch: Planning
H. Project # 161172 Will be merging with unit vacant award
I. Project # 161173 Bathroom (1)Tub/Shower conversion RA: complete waiting for re-imbursement
J. Project #161174 Bathroom (2)Tub/Shower conversion RA: complete waiting for re-imbursement.

6. Reading of the Correspondence:
   A. PHN 2026-12 Cybersecurity Alert: Protecting LHA Funds and Financial Accounts
   B. PHN 2026-13 RRSC Grants: Administrative Requirements and Best Practices
   C. PHN 2026-14 Vacant Unit Turnover Task Force

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7. Old Business:

8. New Business:

9. Adjourn Meeting

Meeting Posted: November 12, 2026