

Ludlow Housing Authority

Board Meeting

November 14, 2018, 2018 3:00 p.m.

AT THE COLONIAL SUNSHINE MANOR COMMUNITY ROOM

LOCATED AT 114 WILSON STREET, LUDLOW, MA 01056

AGENDA

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2018 NOV -8 P 3:03
TOWN OF LUDLOW

1. Roll Call, Members of Authority:

Patricia Holley

Susan Stanek

David Sepanek

Chester Giza

2. Acceptance of the Minutes of the Meeting:

Minutes from the October 17, 2018

3. Payment of Bills – Warrant Report

A. October 2018 Bills

4. Financial Report: Fee Accountant Jenna Milne will be presenting FYE 2018 reports, FYE 2019 Budget proposal

A. FYE 09/30/2018 Financials including TAR, Top 5, Lead Certifications and Mod Reports

B. FYE 2019 Budget Proposal

C. Executive Director's Contract

5. Modernization Report:

A. Off Line Houses Update FISH # 161075: update
Choose date and time for meeting to open bids.
Choose way to break tie if happens.

B. Wilson replacement doors: FISH # 161091: update

6. Reading of The Correspondence:

A. Public Housing Notice 2018-19 Budget Guidelines

B. Public Housing Notice 2018-20 Clarification of AUP

C. Public Housing Notice 2018-21 Property, Boiler & Machinery, and Crime Insurance

D. Reply concerning vacant Commissioner seat

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7. Old Business:

- A. Board Member On-Line Training: (1) not completed
- B. Up-Dating By-Laws: Susan Stanek to insert all changes. Review again and vote.
- C. Employee Personnel Policies and Progressive Discipline

8. New Business:

- A. Mass Nahro Fall Conference December 2-4, 2018
- B. Fire Alarm inspections/tests will be November 26 & 27 for Wilson Street and November 28, 2018 for Chestnut Street. Notices will go out to tenants and Senior Center.

9. Motion to adjourn:

Meeting Posted by Ludlow Housing Authority: November 8, 2018