

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, April 16, 2024 @ 11:00 am**

RECEIVED
TOWN CLERK'S OFFICE
2024 APR 10 P 1:28
TOWN OF LUDLOW

AGENDA

1. Roll Call, Members of Authority:

Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

A. Minutes from March 19, 2024

3. Payment of Bills: Detailed report

4. Financial Report:

A. Financial Report: January 2024 (Feb & March 2024 if available)

B. Update on Vacancy Initiative: Letter of Vacant Unit Award

5. Modernization Report: Updates

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

Need vote to cancel contract and need new vote to rebid project.

B. FISH # 161121 Replace Concrete Door entry pads: State Street: LHA

C. FISH # 161127 VCT replacement at turnover State Street: LHA: partial

D. FISH # 161125 Congregate Accessibility Remodel: 136 Wilson EOHLC: Punch list

Need vote to accept Change order, CSC & CFC

E. FISH #161129 Replace roofs Colonial Sunshine Manor: EOHLC Vote to approve change order, CSC, & CFC

F. FISH # 161137 ARPA FF: 69 State/20Meadow Street: Asphalt Roof: Construction

G. FISH # 161136 ARPA FF: 87 State Street Community Building: Roof: Construction

H. FISH # 161138 ARPA FF: State St Development Balcony Repair: Scope RCAT

I. FISH # 161139 ARPA FF: Electric Panel Replacement: State Street: LHA

J. FISH # 161141 ARPA FF Maintenance Garage repairs Wilson Street: Need vote to accept winning bid.

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- K. FISH # 161142 ARPA FF Foundation Insulation Repair New Wilson: RCAT
- L. FISH # 161143 Replace crank out windows Chestnut Street: Design
- M. FISH # 161144 New Asphalt Maintenance by Garage: RCAT
- N. FISH # 161153 Flooring Abatement and replacement State Street: LHA

- O. FISH #161158 State Street Empties less 1 Vacancy Initiative EOHLC See Award letter
- P. FISH #161159 Unit vacancy turnover Wilson and Chestnut (1) Forced Account: waiting Financial Approval
- Q. FISH #161160 ADA Tub Cut 108 A Wilson Street: Complete
- R. FISH #161161 ADA Handicapped building entrance doors 104 and 111 Wilson Street: Complete
- S. FISH #161162 Abatement water damaged 100 and 105 Wilson Street: Complete
- T. FISH #161163 ADA tub cut 132 Wilson Street: Complete
- U. FISH #161164 48 Higher Street Renovation: Approved SOS Funded \$211,306

- 6. Reading of the Correspondence: Public Housing Notices Mass.gov
- 7. Old Business:
 - A. Grandview Property: Meeting to open bids April 23, 2024, at 11:00 am.
 - B. Reorganization after Town election
- 8. New Business:
 - A. Contractor Authorized Signatory Listings: Suggested According to PHN 2024-04
 - B. (AUP) Agreed Upon Procedures Results
 - C. Annual Hearing Meeting for Proposed Annual Plan for Fiscal Year 2025, set for June 18, 2024, at 11:00am it will be held in conjunction with regular monthly Board Meeting.
 - D. Deceased Resident Policy
 - E. Administrative Tenant Transfers Policy
- 9. Adjourn Meeting

Meeting Posted April 10, 2024