

MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY
December 17, 2024, 11:00 a.m.
114 Wilson Street, Ludlow, MA 01056

RECEIVED
TOWN CLERK'S OFFICE
2024 DEC 26 A 8:42
TOWN OF LUDLOW

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, Raymond Anderson & Audrey Polmanteer
Also, present: Robin Carvide
Absent: Jon Baldwin & Kimberly Babin

The secretary posted the Notice of Meeting at the Town's Clerk's office 12/12/2024

2. Acceptance of the Minutes of the Meeting:

Upon a motion made by Raymond Anderson, which was seconded by Susan Stanek, it was unanimously voted to accept the minutes from November 19, 2024, Board meeting, as written. All in favor

3. Payment of the bills: Detailed report:

Discussion ensued and several questions were asked.

Upon a motion made by Audrey Polmanteer, which was seconded by Raymond Anderson, it was unanimously voted to approve the bills Check # 23011 to Check # 23054 for a balance of \$204,935.14. All in favor

4. Financial Report:

There was no Financial Accountant report due to waiting for FYE2025 budget to be approved by EOHLC.

Minutes Board Meeting 12/17/2024

5. Modernization Report:

- A. FISH # 161102 Replace Common Area Floors: NSI: CFC was not yet received.
- B. FISH # 161127 VCT replacement at turnover State Street: LHA partial
- C. FISH # 161138 ARPA FF: State St Development Balcony Repair: Scope RCAT
- D. FISH # 161139 ARPA FF: Electric Panel Replacement: State Street: LHA
- E. FISH # 161142 ARPA FF Foundation Insulation Repair New Wilson: Design
- F. FISH # 161143 Replace crank out windows Chestnut Street: NTP Ordering windows: 8: 42
5 to 6 weeks out. Then installation will be scheduled.
- G. FISH # 161158 State Street Empties for (8) Vacancy Initiative EOHLC
- H. FISH #161159 Unit vacancy turnover Wilson and Chestnut (1) Forced Account
- I. FISH #161164 VI 48 Higher Street Renovation EOHLC Overseen by Juliet Borja

6. Reading of the Correspondence:

- A-F. PHN 2024 18 to 23 Read and acknowledged
- G. Letter was received from Joan Benoit pertaining to water testing in Pickerel Pond. The letter was read and acknowledged and can be further discussed if the Pond Committee decides to address Pond owners.
- H. Letter read and acknowledged from Jon Baldwin stating that he is resigning from the Ludlow Housing Authority Board as of 12/17/2024

7. Old Business:

- A. RFP to purchase was handled in Special Meeting
- B. MMDT: Tabled

8. New Business:

- A. Solar Panel proposal: Reviewed: Concerns of cost, check to see if any other funding can be obtained and if so bring back to board.

9. Adjourn Meeting:

A motion was made by Raymond Anderson, which was seconded by Audrey Polmanteer, to approve to adjourn the meeting at 12:47 pm. All in Favor

Sincerely Submitted:

Robin Carvide

Robin Carvide

Next Scheduled Regular Meeting January 21, 2025, at 11:00 am