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Town of Ludlow, Massachusetts
Mobile Home Rent Control Board

Thursday, August 26, 2021
6 p.m.
Meeting rooms 1 and 2

*****Please be advised that by Order of the Governor - Pursuant to Chapter 20 of the Acts of 2021 - this meeting will be conducted in person and/or via remote means, in accordance with applicable law. Please feel free to view this meeting via cable television the day after this meeting. Instructions are on the Town's website. You may also access the meeting by audio by calling 1-617-758-8793, or attending via Uberconference or by attending in person.*****

Meeting was called to order at 6:00 p.m.

1. Pledge of Allegiance
2. Introduction of new member of Ludlow Rent Control Board
 - a. Judy Krynicki
3. Discussion of meeting procedures, i.e. standard introduction by speaker. This reduces the confusion and mistakes regarding minutes of meeting.
4. Discussion with Mr. Tom Lennon, owner, regarding his request for an increase to the monthly rent at the mobile home community on Miller Street. Requesting increase from \$78 per month to \$89 per month. Analysis and discussion
 - a. Comments:
 - i. John Mak – resident – changes made by Mr. Lennon very positive
 - ii. Emil Hart – resident – worried that promises made will revert to old standards
 - iii. Judy Gates – resident – approval of work done
 - iv. Gloria Lawson – just moved in 3 years ago and discussed the improvements

- v. Marilyn Valenti – resident since 1985 – does not agree that Tom is easy to talk to. Issue with number of persons living in trailer. Explained that it is not up to our Board. Feels her rights are being violated.
 - vi. Mr. Savage – resident – pleased with removal of junk vehicles
 - b. Mike Szlosek wanted to ask questions regarding rate of return on his increase. His ROI is 4.8% approximately.
5. Motion to increase the rent from \$288 per month to \$399 per month made by Tony Goncalves to be made effective November 2, 2021; seconded by Mary Evangelista. Motion passed unanimously.
6. Motion to adjourn by Tony Goncalves at 6:31 p.m.; seconded by Judy Krynicki. Motion passed unanimously

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