

Board Meeting February 17, 2021 Ludlow Housing Authority  
Wed, Feb 17, 2021 11:00 AM - 12:00 PM (EST)

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## AGENDA

### 1. Roll Call, Members of Authority

David Sepanek

Joshua Carpenter

Susan Stanek

Audrey Polmanteer

### 2. Acceptance of the Minutes of the Meeting:

A. Minutes from January 20, 2021 Meeting

### 3. Payment of Bills: Detailed report

### 4. Financial Report:

A. Accountant Report: Quarter end December 2020

B. Vacancies

C. Amendment #10 to CFA 5001 in the amount \$243,240.00

FY2024 Formula Funding Award \$236,090.00

FISH # 166110 PH Compliance Reserve Award: Asbestos \$7,150

D. Tenant Board Member

5. Modernization Report: Updates

- A. FISH# 161107 Lighting Health & Safety (3 completed)
- B. Flood 106A Wilson Street: Vendor Insurance
- C. Fish # 161100 Laundry Room reconfiguration Wilson Street: DHCD
- D. Fish # 161116 Replace Water Heater 26 Meadow Street Building
- E. Fish # 161118 Remove & replace flooring Meadow Street Compliance
- F. Fish # 161124 Remove & replace gas furnace 229 Howard Street
- G. Fish # 161117 Vanity State St Development: DHCD

6. Reading of the Correspondence:

- A. None

7. Old Business:

A. Updated Policy and Procedures Policies:

- 1. Credit Card Policy
- 2. Personnel Policy
- 3. Alcohol/Drugs/Marijuana Policy

B. PHN 2019-13 Technical Assistance for Vacant Land Development:

- 1. Hampden County Register of Deeds
- 2. Personal belongings (wood pile and misc. debris)
- 3. Trespasser of borders (From Town)

C. Chestnut Street: Senior Center movement plan

8. New Business:

- A. COVID update: office hours, community rooms, PPE, sanitizing

9. Adjourn Meeting

Meeting Posted February 12, 2021