

**Ludlow Housing Authority**  
**Board of Directors Meeting**  
**114 Wilson Street**  
**Community Room**  
**Ludlow, MA 01056**  
**Tuesday, May 20, 2025**  
**11:00 am**

1. Roll Call

Susan Stanek      Raymond Anderson      Audrey Polmanteer  
Kimberly Babin      Joao Alves

2. Acceptance of the Minutes of the Meeting:

A. Minutes from April 15, 2025

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Accountant Report: March Report (Qtrly End) (if available)

B. CFA 5001 Change +391,952.00 (non-discretionary) Funds

C. Write-off Amount for (2) vacant accounts

5. Modernization Report: Updates

A. Project # 161127 VCT replacement at turnover State Street: Absorbed

B. Project # 161138 ARPA FF: State St Dev Balcony Repair: Contract/NTP

**C. Project # 161142 ARPA FF: Foundation insulation repair New**  
**Wilson: Design: RCAT: Vote on final bid quotes**

**D. Project # 161158 Vacancy Initiative: State St (7) Empties: EOHLC**  
**Vote on final bid quotes**

E. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street  
Forced Account: Overseen by Thomas Boyer

F. Project # 161164 Vacancy Initiative 48 Higher St Renovation: Funded:  
EOHLC Overseen by Juliet Borja Out for bid

G. Project # 161155 Asphalt Paving at Chestnut Street: EOHLC Design

- H. Project # 161165 Repaves existing Parking lot Wilson Street: EOHLC
- I. Project 161154 Flooring and abatement at Meadow Street: LHA

- 6. Reading of the Correspondence: Public Housing Notices Mass.gov
  - A. PHN 2025-05 Revised Income Limits for Admission & FMRs for Continued Occupancy
  - B. Guidance on visits/requests from Law Enforcement

7. Old Business:

8. New Business:

- A. Annual Meeting Hearing Notice and copy of draft plan.

9. Adjourn Meeting: