

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, February 20, 2024 @ 11:00 am**

AGENDA

1. Roll Call, Members of Authority:
Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer
2. Acceptance of the Minutes of the Meeting:
 - A. Minutes from January 16, 2024
3. Payment of Bills: Detailed report
4. Financial Report:
 - A. Financial Report: December 2024 if available
 - B. Approval of FYE 2024 budget
 - C. Tenant Rent Write-offs from TAR
 - D. Update on Vacancy Initiative
5. Modernization Report: Updates
 - A. FISH # 161102 Replace Common Area Floors: Chestnut St: RCAT: NTP
 - B. FISH # 161121 Replace Concrete Door entry pads: State Steet: LHA
 - C. FISH # 161127 VCT replacement at turnover State Street: LHA: partial
 - D. FISH # 161125 Congregate Accessibility Remodel: 136 Wilson EOHLC: Construction
 - E. FISH # 161137 ARPA FF: 69 State/20Meadow Street: Asphalt Roof: Construction
 - F. FISH # 161136 ARPA FF: 87 State Street Community Building: Roof: Construction
 - G. FISH # 161138 ARPA FF: State St Development Balcony Repair: Scope RCAT
 - H. FISH # 161139 ARPA FF: Electric Panel Replacement: State Street: LHA
 - I. FISH # 161141 ARPA FF Maintenance Garage repairs Wilson Street: RCAT
 - J. FISH # 161142 ARPA FF Foundation Insulation Repair New Wilson: RCAT
 - K. FISH # 161143 Replace crank out windows Chestnut Street: RCAT
 - L. FISH # 161144 New Asphalt Maintenance Garage: RCAT
 - M. FISH # 161153 Flooring Abatement and replacement State Street: LHA

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6. Reading of the Correspondence: Public Housing Notices Mass.gov
 - A. PHN 2024-02 Consulting residents when entering into Management Agreement

7. Old Business:
 - A. Grandview Property

8. New Business:
 - A. New: Board Member Mandatory Training

9. Adjourn Meeting

Meeting Posted: February 14, 2024