

**Ludlow Housing Authority  
Board of Directors Meeting  
114 Wilson Street  
Community Room  
Ludlow, MA 01056  
Tuesday, February 18, 2025  
11:00 am**

1. Roll Call

Susan Stanek Raymond Anderson Audrey Polmanteer Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

A. Minutes from January 21, 2025

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Accountant Report: January Report (if available)

B. Vacant Unit Award CFA

5. Modernization Report: Updates

A. Project # 161102 Replace common Area Floor: CSC CFC needs review  
& voted on.

B. Project # 161127 VCT replacement at turnover State Street: LHA: partial

C. Project # 161138 ARPA FF: State St Dev Balcony Repair: Design RCAT

D. Project # 161139 ARPA FF: Electric Panel Replacement State St LHA

E. Project # 161142 ARPA FF: Foundation insulation repair New Wilson:  
Design: RCAT

F. Project # 161143 Replace crank out windows Chestnut St: Change order  
WOCD 2,062.17 In Construction

G. Project # 161158 Vacancy Initiative: State St Empties total (8): EOHLC  
Looking to make Sloan toilet heads and valves propriety for this project  
to have all fixtures match the existing fixtures for State Street  
Development.

- H. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street  
Forced Account: Overseen by Thomas Boyer
- I. Project # 161164 Vacancy Initiative 48 Higher St Renovation: Funded:  
EOHLC Overseen by Juliet Borja Ready to go to bid stage

6. Reading of the Correspondence: Public Housing Notices Mass.gov

7. Old Business:

- A. RFP House purchase update
- B. Board Member On-Line Training
- C. Board Member Conflict of Interest Training & Summary

8. New Business:

- A. Ludlow Housing Authority Annual Town Report 2024

9. Adjourn Meeting: