

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

1. Roll Call

Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer  
Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

A. Minutes from July 16, 2024

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Financial Report: June

B. Budget Revision for FYE 2024

5. Modernization Report: Updates

A. Project # 161102 Replace common Area Floor: NSI

1<sup>st</sup> Construction Meeting scheduled 8/22/2024

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 # 161141 ARPA FF: Maintenance Garage repair Wilson St: NTP

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

G. Project # 161143 Replace crank out windows Chestnut St: Design RCAT

H. Project # 161158 Vacancy Initiative: State St Empties total 7 + (1):  
EOHLC

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

J. Project # 161164 Vacancy Initiative 48 Higher St Renovation: SOS  
Funded: EOHLC Overseen by Juliet Borja

6. Reading of the Correspondence: Public Housing Notices Mass.gov
  - A. PHN 2024-11 Replacement Policy for Fossil-Fuel Fired Equipment
  - B. PHN 2024-12 Cyber Security Alert: protecting your LHA from Active Threat of Cyber Criminals
  - C. PHN 2024-13 FYE 2025 Budget Guidelines
  - D. PHN 2024-14 Mandatory Data Reporting
7. Old Business:
  - A. RFP 361 West Avenue: Special meeting at Tuesday, August 27, 2024 at 10:30 am to open sealed bids.
8. New Business:
9. Adjourn Meeting:

Meeting Posted August 15, 2024