

Minutes of the Dudley Housing Authority Meeting May 13th 2025

1. **Roll Call:**

The meeting was called to order at 6:03 PM by Chairman, Daniel Jachimczyk. Members present in addition to Daniel Jachimczyk, were Donald Cristina, Thomas Placzek). Also Present was Jeremiah Blankenbaker and Eric Reardon. Lynn Millette and Colin Humphries were absent

2. **Acceptance of Minutes:**

The minutes of the regular meeting of April were presented to the Board for approval. Motion: Thomas Placzek motioned¹ to accept the minutes of the regular meeting of April 8th, 2025. The motion was seconded by Donald Cristina, which upon being put to a vote was passed unanimously.

3. **New Business**

Jeremiah Blankenbaker presented the status of active Capital Projects

- 080054 Joshua Place Water Infiltration
 - Jeremiah Blankenbaker reported that work was restarted and completed for all items but the installation of the benches in front of Bld 6 and 8. The benches are on order and will be installed as soon as possible
- 080059 Roll-in Shower Unit A & B Crawford
 - Work is expected to start on May 15th
 - CO1- 2 Symmons Visu Temp shower fixtures
 - DDS requires that all programs supported by them have temperature regulators on the program's plumbing fixtures. This was not known during the design phase of the project.
 - The total cost of the upgrade is \$687, to install the required regulators in both bathrooms.
 - Jeremiah Blankenbaker requested Board approval for Charge Order #1 to install Symmons Visu Temp regulators
 - Motion to approve Change order #1 for Project #080059. Donald Cristina motioned² to approve Change order #1 for Project #080059. The motion was seconded by, which upon being put to a vote was passed unanimously
- 080057 Flooring Replacement – Crawford
 - The contract and the NTP has been issued with work expected to start on May 14th
- 080060 Water Damage in Building 15 Units 1B & 3B
 - GCE Architecture has presented the Authority with the lowest qualified bidder for the Water Damage in Building 15 Units 1B & 3B project.
 - Zander Corp has submitted a bid of \$44,000. Their references have provided positive feedback from their past work and are the recommended contractors for this project.
 - Jeremiah Blankenbaker requested that the Board provide approval to accept Zander Corp's bid and move forward on the project.
 - Motion to approve Zander Corp's bid Project #080060. Donald Cristina motioned³ to approve Zander Corp's bid Project #080060. The motion was seconded by Thomas Placzek, which upon being put to a vote was passed unanimously
- ADA Compliance Upgrades to the Community Building Entry Ways
 - RFQs have been drafted and sent to several contractors, with quotes due to the Authority by May 31st