

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The Regular meeting of the housing Authority was held on Wednesday, September 20 2017 at Granville Towers, 1 Church Street, Keansburg, New Jersey at 7:00 pm

Chairperson Judy Ferraro read the Open Public Meetings Act Notice:

Salute to the Flag:

Present at roll call: Mattie Anderson, Ann Commarato, Diane Nelson, Mary Foley and Judy Ferraro

Excused: Carol DeBlasio and Thomas Foley

Upon a motion made by Diane Nelson, seconded by Mattie Anderson to approve minutes of the regular meeting and executive meeting held on August 9<sup>th</sup>

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Ann Commarato – Aye

Judy Ferraro – Aye

Diane Nelson – Aye

REPORT OF THE CHAIRPERSON – None

REPORT OF THE EXECUTIVE DIRECTOR:

Kristy Penty Duffy reported the following on behalf of Douglas G. Dzema:

- 1) We should know something by November or December about approval of the Federal Home Loan application for the RAD program.
- 2) We would like to change November's meeting to Thursday, November 16<sup>th</sup>. All commissioners are in favor
- 3) We are trying to get our \$1,000.00 reimbursement from the company that damaged the light pole in the back of the building.

REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR:

Summary of Cash:

Checking Account

August - \$173,836.05

CORRESPONDENCE: None

RESOLUTIONS:

Upon a motion made by Mattie Anderson, seconded by Ann Commarato to approve resolution 09-20-17-01, payment of invoices.

Roll Call Vote

Mattie Anderson – Aye

Mary Foley – Aye

Ann Commarato – Aye

Judy Ferraro – Aye

Diane Nelson – aye

Upon a motion made by Diane Nelson, seconded by Mattie Anderson to approve resolution 09-20-17-02, awarding contract for legal services from 10/01/17 to 9/30/18.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Diane Nelson – Aye

Judy Ferraro – Aye

Ann Commarato – Aye

Upon a motion made by Diane Nelson, seconded by Mattie Anderson to approve resolution 09-20-17-03, awarding a contract for audit services for fiscal year ended 9/30/17.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley - Aye

Diane Nelson – aye

Judy Ferraro - Aye

Ann Commarato – Aye

Upon a motion made by Mattie Anderson, seconded by Ann Commarato to approve resolution 09-20-17-04, awarding a contract for boiler services and repair.

Roll Call Vote:

Mattie Anderson – Aye

Mary Foley – Aye

Diane Nelson – Aye

Judy Ferraro – Aye

Ann Commarato – Aye

Upon a motion made by Ann Commarato, seconded by Mattie Anderson to approve resolution 09-20-17-05, awarding a contract for HVAC services and repairs.

Roll Call Vote:

Mattie Anderson – Aye

Diane Nelson – Aye

Mary Foley – Aye

Judy Ferraro – Aye

Ann Commarato – Aye

Upon a motion made by Diane Nelson, seconded by Mattie Anderson to approve resolution 09-20-17-06, approving a revision to our Section 8 Administration plan changing our utility allowances.

Roll Call Vote:

Mattie Anderson – Aye

Diane Nelson – Aye

Mary Foley – Aye

Judy Ferraro – Aye

Ann Commarato – Aye

Upon a motion made by Ann Commarato, seconded by Diane Nelson to approve resolution 09-20-17-07, approving a revision to our Section 8 administrative plan changing our payment standards.

Roll Call Vote:

Mattie Anderson – Aye

Diane Nelson – Aye

Mary Foley – Aye

Judy Ferraro – Aye

Ann Commarato – Aye

REPORT OF ATTORNEY:

Richard Sciria reported the following:

- 1) We have revised our non-smoking policy as discussed.

REPORT OF ACCOUNTANT: None

COMMITTEE REPORTS:

Personnel – None

Building and Grounds – None

Resident Grievance – None

Applicant Screening – Public Housing 9/25/17 from 9:15 a.m. to 1:00 p.m.

Finance – None

PUBLIC COMMENT:

Sheldan Johnson, apt. 615, new resident welcome

UNFINISHED BUSINESS- None

NEW BUSINESS – NONE

Upon a motion made by Mattie Anderson, second by Ann Commarato to enter into executive session to discuss personnel matters and possible litigation. All in Favor.

There being no further business before the board, a motion made by Ann Commarato, seconded by Mattie Anderson to adjourn at 7:34 p.m. be approve. All in Favor.

MEETING HELD – SEPTEMBER 20, 2017

ATTEST:

DOUGLAS G. DZEMA – EXECUTIVE DIRECTOR/SECRETARY

