

REGULAR MEETING OF AUGUST 18, 2020

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in regular session in a Zoom/video conference call, Chairperson Holland called the meeting to order at 5:4 P.M. Commissioner Holland called the roll.

Present: Commissioners Foster, Holland, Holly, Johnson, Vuono and Wright
Absent: Commissioner Griggs

It was announced that the requirements of R.S. 10:4-18 has been satisfied by the publication of the required advertisement in the Coaster and in the Asbury Park Press on April 26, 2020, posted on the bulletin board in the Central Office of the Housing Authority of the Township of Neptune and filing said notice with the Municipal Clerk of the Township of Neptune. In case of a fire, everyone please utilize your stairs and doors as emergency exits.

Minutes:

The minutes of regular meeting of July 21, 2020 were offered for approval by Commissioner Foster and seconded by Commissioner Wright. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Financial Report:

Mr. Cook read the Financial Report for July 2020. Chairperson Holland asked if there were any questions regarding the financial report. Being none, Commissioner Johnson moved to accept, and Commissioner Foster offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of JULY 2020

ACTION PEST	\$1,095.00	NORTHWIND MECHANICAL	\$3,328.78
ALL AMERICAN TURF	\$3,717.51	OCA	\$9,000.00
BRADLEY CAR CARE	\$2,839.68	PILO ELECTRIC	\$5,322.95
FERGUSON	\$4,967.84	SEWER - 2 nd PAYMENT	\$79,580.00
GENERAL ELECTRIC	\$1,557.00	SHERWIN WILLIAMS	\$3,586.60
HOME DEPOT	\$10,884.85	STANDARD SUPPLY	\$1,660.00
MAZTECK	\$43,856.71	THE HOME DEPOT PRO	\$6,946.92
MISSING LINK	\$7,665.00	TPK CONSTRUCTION	\$1,022.00

A motion was offered to pay the presented bills by Commissioner Wright and Commissioner Vuono offered the second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report Mr. Wigenton stated the eighteen (18) filed non-payments for February have dwindled down to twelve (12) as six (6) were dismissed; two (2) moved and four (4) are current. I received a notice our court date of August 28, 2020 has been rescheduled again. Due to CARES Act which prohibits the court to move forward we do not have another court date scheduled as of yet. Commissioner Johnson moved to accept and Commissioner Vuono offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Committee Reports:

Mr. Cook stated the Financial Committee had a recommendation for the resolution on tonight's agenda.

Correspondence:

Old Business:

New Business:

A Resolution of the Township of Neptune Housing Authority designating Orix Real Estate Capital to provide required financing in connection with its proposed RAD conversion and authorizing its Executive Director or Chairperson to negotiate, approve and execute a commitment with Orix Real Estate Capital, according to the terms and conditions set forth in Exhibit A. Commissioner Johnson moved to accept, and Commissioner Vuono offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Holland, Holly, Johnson, Vuono and Wright

Nays: None

Said Motion was Resolution #2087

Due to the current crisis with the COVID-19 pandemic the Neptune Township Housing Authority has identified a need to upgrade its office for the safety of the employees, residents and visitors at 1810 Alberta Avenue. The lowest responsible bidder was Helios Construction. A resolution was offered to award the contract to Helios Construction, Inc. in the amount of \$129,000 to be paid out of Capital Funds. Commissioner Holly moved to accept, and Commissioner Johnson offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Holland, Holly, Johnson, Vuono and Wright

Nays: None

Said Motion was Resolution #2088

Topic for Discussion:

Public Portion

Brenda Shuler, 30 Ridge Court #60 mentioned she met one of the youths from the summer program picking up trash. She stated she was very nice, personable and thorough. Ms. Schuler asked Mr. Cook if we can control the trash on the weekends. Mr. Cook asked if she has seen any repeat offenders. Ms. Schuler said it is not only residents but visitors who have been throwing trash on the ground and is getting out of control. Ms. Schuler explained that her back door is right near the trash bins for her complex and is getting a lot of flies as well. Mr. Cook and the Board along with Mr. Mauro will investigate the trash issue and are hopeful to have a solution soon. Commissioner Foster mentioned there were no issues with trash on her side of the complex.

EXECUTIVE SESSION:

Whereas, Chapter 231 of the Public Laws of 1975, known as the "Open Meetings Law," authorizes a public body to meet in executive or private session under certain limited circumstances; and.

Whereas, said law requires the Board of Commissioners to adopt a resolution at a public meeting before it can meet in such executive or private session;

Now, Therefore Be It Resolved that the Township of Neptune Housing Authority does hereby determine that it is necessary to meet in session prior to adjournment of this public meeting to discuss legal/personnel matters and the matters to be discussed are excluded from public discussion under the law and will be made public when the confidentiality is no longer required.

ADJOURNMENT OF MEETING:

A motion to adjourn was offered by Commissioner Wright and seconded by Commissioner Johnson. The meeting was adjourned at 6:23 p.m.

Bart Cook, Esq., PHM
Executive Director