

# REGULAR MEETING OF DECEMBER 18, 2018

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in regular session in the conference room at 1810 Alberta Avenue, Neptune, New Jersey. Chairperson Holland called the meeting to order at 5:35 P.M. Mr. Cook called the roll.

Present: Commissioners Foster, Holland, Holly, 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 11, 2018, 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, the stairways to the right and left will be utilized as our emergency exits.

## **Minutes:**

The minutes of regular meeting of November 20, 2018 were offered for approval by Commissioner Johnson and seconded by Commissioner Holly. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

## **Financial Report:**

Mr. Cook read the Financial Report for November 2018. Mr. Cook pointed out that Allied Fire was billing TNHA instead of Neptune City Housing Authority. This has now been corrected. Chairperson Holland asked if there were any other questions regarding the financial report for November 2018, being none Commissioner Foster moved to accept and Commissioner Wright 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 December 2018**

ACTION	\$1,010.00	NORTHWIND - NOV CFP-2018	\$32,553.43
BILLOWS	\$2,233.63	NORTHWIND - OCT CFP-2018	\$17,255.14
BURKE CONTR CFP-2018	\$22,615.50	PILOT	\$6,631.50
GE APPLIANCES	\$3,969.00	TWP OF NEPTUNE FMS	\$1,778.53
HOME DEPOT	\$3,621.79	WINNER FORD	\$33,798.00
M.T.B. CFP-2018	\$120,387.23	ZEP	\$1,483.10
MCS (PHA-WEB)	\$6,213.00		

Commissioner Holly asked what was M.T.B. and Mr. Cook answered that it is the name of the contractor for the roof repairs and site work. A motion was offered to pay the presented bills by Commissioner Johnson and Commissioner Holly 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 that the court date for the seven (7) non-payments that were filed last month was on December 7<sup>th</sup>. For the first time, all seven (7) paid. He was in court and Melissa received a call on the morning of court as she parked her car in Freehold that the last two (2) tenants paid in full on the morning of court. Mr. Wigenton handed out the color Landlord Tenant Court Graph for 2018 showing the monthly number of complaints filed, warrants of removal, stipulations, etc. He also handed out a 2018 TNHA Board Trivia Quiz, which the Commissioners completed. Commissioner Vuono moved to accept and Commissioner Wright 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:**

Commissioner Vuono read the highlights of the operations and the Section 8 reports that were submitted into the record.

**Correspondence:**

**Old Business:**

Mr. Cook presented the Board with the November 15, 2018 letter from HUD that gives the preliminary conditional approval for the RAD Program for TNHA. Mr. Cook further explained that this document allows us to move forward in securing bids. He stated that Reno and Cavanaugh will review bid package before it goes out. Commissioner Holly questioned if we still receive HUD funding during the RAD application process and Mr. Cook assured the Board the HUD funding will continue during this period.

**New Business:**

**Said Motion was Resolution #2047**

The Board discussed the Government Entity Certificate - TD Bank Section 8 Account Resolution. Someone tried to purchase a car with a certified bank check for \$57,000.00 without authority on our Section 8 account. Being our account was compromised a new account for Section 8 needs to be opened. A resolution to confirm the signatories for the Section 8 account was offered by Commissioner Johnson and seconded by Commissioner Holly 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.

**Said Motion was Resolution #2048**

Mr. Cook presented the Board with a resolution to name him as a Fund Commissioner for the Joint Insurance Fund. JIF requires such an appointment for our insurance needs. This resolution was offered by Commissioner Vuono 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.

**Said Motion was Resolution #2049**

Mr. Cook presented the Board with a Resolution to purchase a 2019 Ford F250 from Winner Ford. Commissioner Wright pointed out that there was a typo in the resolution stating a F350 which should have been a F250. The Resolution was offered, with the correction, by Commissioner Foster and seconded by Commissioner Johnson 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.

**Topic for Discussion:**

**Public Portion:**

Jaclyn Kochman 1812 Lakeview, Apartment 70, who has lived in an efficiency for nine (9) years, says she needs more space and has been on the waiting list for over six (6) years. Says, "I do not want to move out of the Authority because I love everyone here." She stated that she has a couple of handicaps including eye problems. Chairperson Holland suggested that she follow up with Mr. Cook to see where she is on the move list.

Robert Marrucca, 1821 Sixth Avenue, Apartment 14, states that he has a problem with trash/recycling. He says that he called the office and was told to put his recycling in the trash can. Mr. Mauro stated that he will see to it that he gets a can for recycling.

Linda Johnson from Neptune stated that she has been listening to NPR regarding the RAD program and it sounds like HUD wants to get out of the public housing business because of the poor condition of most public housing units. She asked where she could find more regarding RAD. Mr. Cook directed her to [www.hud.gov](http://www.hud.gov).

**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 Johnson and seconded by Commissioner Vuono. The meeting was adjourned at 6:21 pm.

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Bart Cook, Esq., PHM  
Executive Director