

REGULAR MEETING OF FEBRUARY 19, 2019

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

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 January 29, 2019 were offered for approval by Commissioner Johnson and seconded by Commissioner Wright. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Financial Report:

Mr. Cook read the Financial Report for January 2019. Chairperson Holland asked if there were any questions regarding the financial report for January 2019, being none Commissioner Vuono moved to accept and Commissioner Griggs offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of February 2019

<i>ACTION PEST</i>	<i>\$1,045.00</i>	<i>PILOT</i>	<i>\$4,976.00</i>
<i>ALL AMERICAN TURF</i>	<i>\$1,339.92</i>	<i>RLS</i>	<i>\$1,133.37</i>
<i>BILLOWS</i>	<i>\$1,049.01</i>	<i>SHORE INDUSTRIAL</i>	<i>\$1,174.48</i>
<i>GE APPLIANCE</i>	<i>\$1,702.00</i>	<i>TOWNSHIP NEPTUNE FMS</i>	<i>\$1,341.84</i>
<i>HOME DEPOT</i>	<i>\$3,243.26</i>	<i>WILMAR</i>	<i>\$2,555.75</i>
<i>MAZTECK</i>	<i>\$3,451.00</i>	<i>ZEP</i>	<i>\$1,490.01</i>
<i>NORTHWIND MECHANICAL</i>	<i>\$5,528.48</i>	<i>ACHEM</i>	<i>\$1,011.00</i>
<i>NEPTUNE SEWER</i>	<i>\$79,580.00</i>		

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 Griggs, Holland, Holly, Johnson, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report: Mr. Wigenton stated there were 11 non-payments filed on January 7, 2019; all paid except one resident on or before Court February 1, 2019. A warrant of removal has been filed for that resident. Commissioner Johnson moved to accept and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Griggs, 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:

New Business:

Mr. Cook informed the Board of Commissioners that Lee Parella, Public Housing Clerk has resigned effective 3/1/2019. Mr. Cook mentioned he is not sure when he will be filling that position; he will keep the board informed. Mr. Cook also mentioned to the Board he will be going to a RAD Training Class in Atlanta, GA on March 5th & 6th.

Said Motion was Resolution #2052

TNHA sought proposals for RAD Development Consultant to move forward with the RAD project. The Authority has received and reviewed quotes. The Executive Director, Director of Operations and the Public Housing Coordinator reviewed, ranked and rated said quotes. It has been determined that NW Financial Group, LLC was the lowest responsible bidder. A resolution awarding NW Financial Group, LLC the contract for the amount not to exceed \$100,000.00 was offered by Commissioner Griggs and seconded by Commissioner Johnson the "Ayes" and "Nays" were as follows:

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

Nays: None

The Chairperson thereupon declared the motion carried.

Said Motion was Resolution #2053

TNHA sought proposals for RAD Physical Condition Assessment Group to move forward with the RAD project. The Authority has received and reviewed quotes. The Executive Director, Director of Operations and the Public Housing Coordinator reviewed, ranked and rated said quotes. It has been determined that Dominion Due Diligence Group was the lowest responsible bidder. A resolution awarding Dominion Due Diligence Group the contract for the amount not to exceed \$56,500.00 was offered by Commissioner Griggs and seconded by Commissioner Vuono the "Ayes" and "Nays" were as follows:

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

Nays: None

The Chairperson thereupon declared the motion carried.

The Board voted to go into Executive Session to review a personnel matter. The executive session began at 6:16 pm and ended at 6:29 pm.

Topic for Discussion:

Chairperson Holland addressed the Board and asked them to think about the upcoming spring conference and what they would like to attend this year.

Public Portion:

Linda Johnson of Neptune addressed the board with questions on the RAD program and the roll of the Property Management Company; she has heard on NPR that property Management Company's sometimes do not do what is in the best interest of the housing development. She has concerns on what will happen in Neptune. Mr. Cook assured Ms. Johnson when we convert to RAD that the Housing Authority will own the property(s) and will continue to maintain them.

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 Holly. The meeting was adjourned at 6:29pm.

Bart Cook, Esq., PHM
Executive Director