

REGULAR MEETING OF JANUARY 16, 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 gave the board of Commissioners time to look over their packets before calling the meeting to order at 5:40 P.M. Mr. Cook called the roll.

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

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 15, 2017, 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 December 19, 2017, were offered for approval by Commissioner Foster and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Financial Report:

The Chairperson asked if there were any questions regarding the financial report for December 2017, being none Commissioner Vuono moved to accept and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner
Nays: None

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of January

ALL AMERICAN TURF	\$1,038.01	NORTHWIND MECH (CFP-16)	\$6,168.71
GENERAL ELECTRIC	\$1,972.00	SHERWIN WILLIAMS	\$1,404.00
HOME DEPOT	\$1,183.53	TWP OF NEPTUNE FMS	\$1,143.13
MARLEE CONTR (CFP-16)	\$12,395.19	ZEP	\$4,124.28
NJ PHA-JIF	\$74,149.49	ACCURATE TREE SERVICE	\$4,400.00

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

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

The Chairperson thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated there were 8 residents for non-payment of rent on the eviction list scheduled for court Friday, January 12, 2018. Four residents paid before court, one showed up late at court with no money and three residents did not show. We will be filing 3 warrants of removal for those residents. The resident with the one-strike is pending; they were supposed to move out by end of December. We will now file a complaint. Mr. Cook stated that one resident showed up at the office before court and paid. The other two residents paid on their rent and we are working on rental agreements for them to pay their balance. Yesterday there were 6 new non-payment filed and 1 one strike. Court is scheduled for February 16, 2018. The chairperson asked if there were any questions regarding the Resident Arrears report for January 2018, being none Commissioner Vuono moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Committee Reports:

Commissioner Vuono read the highlights of the Operations report into the record.

Correspondence:**Old Business:****New Business:**

Chairperson Holland asked Mr. Cook if we were on the wait list for the RAD program. Mr. Cook stated the Township of Neptune Housing Authority has been added to the RAD wait list and he and Mr. Mauro hopefully will be able to attend the RAD conference in Philadelphia this April 2018. The program will give us the opportunity to expand our knowledge of the program and gain basic & key update from HUD.

The Neptune City Housing Authority presented The Township of Neptune Housing Authority an extension for a 12 month term to the Interlocal Agreement already in place. The Neptune Township Housing Authority will continue the Management, Accounting and Maintenance Services retroactive from January 1, 2018 through December 31, 2018. The Board of Commissioners of the Neptune Township Housing Authority accepts the extension of the Interlocal Agreement with Neptune City Housing Authority. A resolution was offered by Commissioner Foster and seconded by Commissioner Wright, the "Ayes" and "Nays" were as follows:

Ayes: *Commissioner Foster, Holland, Holly, Vuono, Wright*

Nays: None

Said Resolution is #2017

In December 2017 the personnel Committee reviewed the salary of the TNHA employees and consulted with the accountant on the wherewithal of the agency's finances to offer an Annual Incentive Bonus. A motion was offered to give a \$500.00 Annual Incentive Bonus to all employees effective December 22, 2017. The Board of Commissioners of the Neptune Township Housing Authority accepts the motion presented. A resolution was offered by Commissioner Holly and seconded by Commissioner Wright, the "Ayes" and "Nays" were as follows:

Ayes: *Commissioner Foster, Holland, Holly, Vuono, Wright*

Nays: None

Said Motion was Resolution #2018

At 6:06 pm a motion to go into Executive Session was offered by Commissioner Foster and seconded by Commissioner Wright, the "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holland, Holly, Vuono, Wright

Nays: None

Said motion was Resolution #2019

At 6:32 a motion to return from Executive Session was offered by Commissioner Wright and seconded by Commissioner Vuono, the "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holland, Holly, Vuono, Wright

Nays: None

Said motion was Resolution #2020**Topic for Discussion:****Public Portion:**

Linda Johnson of Neptune Township addressed the board asking what the RAD program was. Mr. Cook mentioned the RAD program allows us to convert our projects to a voucher program like Section 8. This will help us to leverage public and private debt and equity to make housing capital improvements.

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:

At 6:32 a motion to adjourn was offered by Commissioner Wright and seconded by Commissioner Vuono. The meeting was adjourned.

Bart Cook
Executive Director