

REGULAR MEETING OF JULY 17, 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 5:30 P.M. Mr. Cook called the roll.

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

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, 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 July 17, 2018 were offered for approval by Commissioner Johnson and seconded by Commissioner Griggs. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Financial Report:

The board reviewed the Financial Report for June 2018. The Chairperson asked the Executive Director if Rise and Shine is current with their rental payment for 30 Ridge Community Room. Mr. Cook responded we should have a check for May and June soon. Chairperson Holland asked if there were any other questions regarding the financial report for June 2018, being none Commissioner Holly moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of July 2018

ACTION PEST CONTROL	\$1,365.00	NORTHWIND MECHANICAL	\$6,258.87
BRADLEY CAR CARE	\$1,405.97	PARTNER ENGINEERING	\$1,925.00
CUSTOME CARE LAWN	\$2,409.58	SIGNS SEALED & DELIVERED	\$1,350.00
GE APPLIANCE	\$3,176.00	ZEP	\$1,453.62
HOME DEPOT	\$5,316.96	2016 P.I.L.O.T	\$70,800.00

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

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

The Chairperson thereupon declared the motion carried.

Resident Arrears Report: Mr. Wigenton stated there were 9 non-payments filed on July 2, 2018. Court is scheduled for July 27, 2018 for non-payments filed along with a one-strike, which was filed last month. Commissioner Johnson moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Committee Reports:

Chairperson Holland read the highlights of the operations reports that were submitted into the record.

Correspondence:

Old Business:

Chairperson Holland asked what is going on with the RAD Application. Mr. Cook stated we are putting together what is needed for the application. It is a long and tedious process and we are working on getting what is needed to facilitate the application and conversion. On another note, Mr. Cook was pleased to advise the board in conjunction with PAL we have a Summer Camp going on again this year. We have about 20 children enrolled in camp this year; they are enjoying swimming, crafts, games and trips.

New Business:

Topic for Discussion:

Chairperson Holland mentioned the upcoming NAHRO Conference in Atlanta, GA. She stated Mr. Cook advised there are sufficient funds in the budget for travel. Chairperson Holland asked the commissioners who will be attending, and to let the bookkeeper know if they will have guests.

Public Portion:

Linda Johnson from Neptune addressed the board asking about the non-smoking policy. Mr. Cook mentioned the non-smoking policy is HUD mandated. There are certain guidelines we have to follow. We have had two meetings with the residents in accordance with HUD requirements. An acknowledgment letter was sent to each resident which had to be signed and return. No Smoking signs have been posted as July 1, 2018 was the official start date for the policy to go into effect. Mr. Griggs asked what will be the course of action when tenants call and complain about neighbors. Mr. Cook went on to say, there are steps in place for each violation. If the violations continue the resident will be non-compliant and we will take action to terminate the lease.

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 5:52p.m.

Bart Cook, Esq., PHM
Executive Director