

REGULAR MEETING OF FEBRUARY 21, 2017

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. Chairman Holland called the meeting to order at 5:45 P.M. Mr. Cook called the roll.

Present: Commissioner Foster, Holland, Holly, Wright
Absent: Commissioner Griggs, Johnson, 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 15, 2016, 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 17, 2017, were offered for approval by Commissioner Wright and seconded by Commissioner Foster. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holland, Holly, 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 January 2017, being none Commissioner Foster moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of January

<i>ACTION PEST CONTROL</i>	\$2,895.00	<i>MONARCH ELECTRIC</i>	\$1,776.34
<i>ALEXANDER THE GREAT INC.</i>	\$60,666.30 <small>CFP-2016</small>	<i>PCA ENGINEERING INC.</i>	\$2,525.00
<i>BALANIKAS PAINTING, LLC</i>	\$1,280.00	<i>PILOT ELECTRIC</i>	\$6,663.00
<i>BRADLEY CAR CARE</i>	\$1,358.00	<i>PLV ELECTRIC</i>	\$1,162.00
<i>GENERAL ELECTRIC</i>	\$3,436.00	<i>SHERWIN WILLIAMS</i>	\$1,338.30
<i>HOME DEPOT</i>	\$1,923.43	<i>TPK CONSTRUCTION INC.</i>	\$1,250.00
<i>IB MILLER</i>	\$11,991.0	<i>ZEP</i>	\$4,565.03

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

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

The Chairperson thereupon declared the motion carried to pay bills.

Resident Arrears Report:

Mr. Wigenton stated there were 13 non-payments filed for the month of February. He mentioned two of the 13 paid already and a court date has not been given. He also mentioned that one Warrant of Removal has been filed. Commissioner Holly asked if a tenant was constantly late, would it be grounds for eviction. Mr. Wigenton responded that the tenant would get a Notice to Cease for being habitually late, then a Notice to Quit, followed by a summons and complaint. The chairperson asked if there were any questions regarding the Resident Arrears report for January 2017, being none Commissioner Wright moved to accept and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Committee Reports:

Chairperson Holland read the highlights of the Operations, the Section 8 and the Maintenance and Modernization reports that were submitted in the packages.

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

Chairperson Holland mentioned the maintenance staff did an excellent job on the snow removal during the recent snow storms.

Mr. Cook stated that the Audit is scheduled for March 13th and 14th. He also reminded everyone that Celeste Gomez's retirement dinner would be on Saturday, February 25, 2017

Topic for Discussion:

Chairperson Holland reminded the Board about the NAHRO Conference coming up March 25th through March 29th.

Mr. Cook stated the waiting lists for both Section 8 and Public Housing is long and closed.

Chairperson Holland asked Mr. Cook to ask Mr. Mauro to set up an Operations Committee Meeting.

Public Portion:

Mr. Pat Brennan of 1803 Lake Alberta Homes, Apt.36 stated he is very happy at the TNHA but had an issue with his roof as his ceiling had a bubble in it, he said he has an orange flame on his stove and he cannot control his heat. Mr. Cook stated that he would have someone look into it for him. Mr. Brennan also mentioned he was told that he could not come to the Board Meeting and Chairperson Holland assured him that he and others are always welcomed to these public meetings.

Charlotte (Ann) Wise- Commission for the Asbury Park Housing Authority and a 25 year resident. Said that she came to observe the way TNHA runs its meetings. She stated that she is very impressed with what she saw and knew most of the Commissioners, the director and attorney. She liked the respect that was shown and she was surprised that more residents were not at the meeting. Chairperson Holland told her that the president of the tenant's associations attends sometimes and that the Board moves meetings at least once a year to the different residential sites for the convenience of its residents. She mentioned that Mr. Cook has an open door policy and always answers his phone. She also mentioned the names and backgrounds of the Commissioners who were absent.

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 Holly. The meeting was adjourned at 6:24pm.

Bart Cook
Executive Director