

REGULAR MEETING OF JULY 18, 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, 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 May 16, 2017, were offered for approval by Commissioner Vuono and seconded by Commissioner Wright. 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 May 2017, being none Commissioner Foster moved to accept and Commissioner Holly 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.

The Chairperson asked if there were any questions regarding the financial report for June 2017, 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.

Bills to Be Paid for the Month of July

<i>ACTION PEST CONTROL</i>	<i>\$1,065.00</i>	<i>RAPID FIRE & SECURITY SYSTEMS</i>	<i>\$1,520.00</i>
<i>GE APPLIANCES</i>	<i>\$1,139.00</i>	<i>ROOF MANAGEMENT</i>	<i>\$1,609.00</i>
<i>NOVOGRADAC & COMPANY, LLP</i>	<i>\$13,360.00</i>	<i>ZEP</i>	<i>\$1,529.59</i>
<i>ALEXANDER THE GREAT CFP-16</i>	<i>\$15,402.06</i>		

A motion was offered to pay the presented bills by Commissioner Wright and Commissioner Vuono 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 in June there were 4 tenants on the eviction list for non-payment of rent. Two residents paid prior to court, one of the remaining two entered into a contract at court on July 14, 2017 and there is a warrant for removal for the resident who did not show. Mr. Wigenton went on to say there were 11 complaints for July for non-payment, which will be filed tomorrow. This is the most resident complaints for a single month for non-payment that we've seen in a long time. The chairperson asked if there were any questions regarding the Resident Arrears report for July 2017, being none Commissioner Wright moved to accept and Commissioner Vuono 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.

Commissioner Foster asked for a Policy Meeting to be scheduled for next week. With Commissioner Johnson's busy schedule Chairperson Holland asked Mr. Cook to fill in and attend the Policy Meeting. They all agreed to schedule as soon as possible.

Correspondence:

Mr. Cook addressed the Board of Commissioners with two projects that he is working on. First, was an agreement with the Monmouth Ocean Police Athletic League and their participation in an education and recreation program for the children at 30 Ridge Court. This will be a four week program Monday through Thursdays beginning July 24 through August 17, 2017. In conjunction with the summer recreation program the Food Bank will provide Breakfast and Lunch daily as well as weekend food baskets for all participants.

Lastly, Mr. Cook reviewed a letter he wrote to the Brick Housing Authority for his interest in a Shared Service Agreement with them. Explaining this would be similar to the Inter-local Agreement we have now with Neptune City Housing Authority. The Board of Commissioners and Mr. Cook discussed how this will effect/help TNHA and some issues that may arise. We are in the preliminary stages as he has just applied for the Executive Director's position. Mr. Cook has an interview next Tuesday and assured the Board of Commissioners they will be informed of the outcome and anything going forward.

Old Business:

New Business:

Commissioner Foster stated she has a few neighbors that are loud and party late at night keeping her and others up. She feels that this is violation against the One Strick Policy and therefore should be evicted. She has complained to the Authority's PHA coordinator and maintenance department, which helps for only a day or two. Commissioner Foster asked if something else could be done to stop the disturbances not only for her but to all residents in the same predicament. Chairperson Holland suggested a letter to be sent to all residents indicating a violation in the noise ordinance for Neptune Township. Mr. Cook stated that he would like the opportunity to handle it in house before moving on to a mass mailing. Chairperson Holland and the rest of the Board agreed.

Topic for Discussion:

Public Portion:

Doris Harrell - 1822 Lakeview Avenue #75 and her daughter Annette addressed the board on the Geese poop all over the area around her apartment. She asked housing to please help with a solution to get rid of the geese altogether. They are a nuisance and her son in-law has been helping clean not only her area but the whole complex surrounding her area getting rid of the geese poop and he should not have to, it should be housings job. She also needs tiles replaced in a few areas in the apartment. She went on to say maintenance employees are not up to par and need lessons in manors when dealing with the residents. She would like them to take better care of the lawn and grass cuttings as it ends up on her clean porch. Ms. Harrell also mentioned there were a few neighbors that have people living with them and they are not supposed to.

Linda Johnson of Neptune Township addressed the board thanking them for opening up the waiting list for Section 8 Housing and Public Housing. She knows of a few people in need of suck programs that were able to obtain applications.

Ellis Jones, of 30 Ridge Court, #4 addressed the board complaining of the noise and disturbances after hours from neighbors and something has to be done. Calling the police for noise violations has not helped stop the problem. He has been in contact with the Police Departments liaison for TNHA to help in this ongoing issue.

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 Holly and seconded by Commissioner Vuono. The meeting was adjourned.

Bart Cook
Executive Director