

# REGULAR MEETING OF OCTOBER 15, 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 5:30 P.M. Mr. Cook called the roll.

Present: Commissioners Foster, Holland, Holly and 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 5, 2019, 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 September 17, 2019 were offered for approval by Commissioner Foster and seconded by Commissioner Wright. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

## **Financial Report:**

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

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

The Chairperson thereupon declared the motion carried.

## **Bills to Be Paid for the Month of October 2019**

|                           |              |                      |             |
|---------------------------|--------------|----------------------|-------------|
| ACCURATE TREE             | \$4,000.00   | M.T.B. LLC (CFP-17)  | \$18,572.23 |
| ELD, LLC.                 | \$2,355.00   | NORTHWIND MECHANICAL | \$3,406.77  |
| GE APPLIANCES             | \$5,754.00   | PLV ELECTRIC, LLC    | \$2,200.00  |
| GEESE POLICE              | \$2,920.00   | RUDCO PRODUCTS       | \$2,400.00  |
| HOME DEPOT                | \$3,923.86   | THE HOME DEPOT       | \$1,102.50  |
| WHITE ROCK, CORP (CFP-18) | \$148,390.00 |                      |             |

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

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

The Chairperson thereupon declared the motion carried.

**Resident Arrears Report:** Mr. Wigenton stated we had court on September 27<sup>th</sup> for the five non-payment of rent tenants and will have court on October 18<sup>th</sup> for the non-payments that were filed last month. Of the twelve, nine paid before court, two entered into stipulations and one did not show up in court because she was in the hospital. Commissioner Holly if there were many of the same tenants appearing on the non-payment list. Mr. Wigenton responded there were a number of repeat offenders and that he keeps track of them. He also mentioned that if they continue to be late, we can send them a Notice to Quit. Commissioner Holly moved to accept and Commissioner Foster offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

## **Committee Reports:**

Chairperson Holland read the highlights of the Operations and Section 8 reports that were submitted into the record.

## **Correspondence:**

**Old Business:**

**New Business:**

The Board discussed employee Sergio Navarrete who was shorted three (3) months credit time towards his pension dating back to April of 2004. Mr. Navarrete had purchased the pension service credit but due to error by TNHA at that time was not paid. Interest has accrued in the amount of \$506.46. Commissioner Holly asked if the employee will have to pay this shortage and Mr. Cook pointed out that the Authority will pay the interest. Thus, there was a proposal for the Authority to make the employee whole. A resolution was offered by Commissioner Holly and seconded by Commissioner Wright, the "Ayes" and "Nays" were as follows:

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

Nays: None

**Said motion was Resolution #2067**

The next Motion offered for discussion was the Executive Director's Contract. The Board discussed Mr. Cook's contract and authorized the Chairperson to execute a three (3) year contract to Mr. Cook. His 3% raise was approved by the Board at the September meeting. A resolution was offered by Commissioner Holly and seconded by Commissioner Foster, the "Ayes" and "Nays" were as follows:

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

Nays: None

**Said Motion was Resolution #2068**

**Public Portion:**

Linda Johnson of Neptune was present and stated she had no questions or comments.

**Topic for Discussion:**

**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 Wright. The meeting was adjourned at 5:46 p.m.

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Bart Cook, Esq., PHM  
Executive Director