

REGULAR MEETING OF NOVEMBER 19, 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 5:32 P.M. Mr. Mauro called the roll.

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

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 October 15, 2019 were offered for approval by Commissioner Holly and seconded by Commissioner Griggs. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Holland and Holly
Nays: None
Abstain: Commissioners Griggs and Vuono

The Chairperson thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Financial Report for October 2019. Chairperson Holland asked if there were any questions regarding the financial report. Commissioner Vuono asked how old the maintenance department vehicles are. Mr. Mauro replied very old. We are starting to replace them. Commissioners Vuono and Griggs mentioned we should look into leasing the vehicles. Commissioner Griggs moved to accept and Commissioner Vuono offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Griggs, Holland, Holly and Vuono
Nays: None
The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of November 2019

ACTION	\$1,610.00	NW FINANCIAL	\$1,017.50
A-GENERAL PLUMBING	\$5,805.00	OCA	\$5,400.00
BALANIKAS	\$3,050.00	PILOT ELECTRIC CO	\$7,654.84
BILLOWS ELECTRICAL	\$3,077.77	STANDARD SUPPLIES	\$1,373.00
BRADLEY CAR CARE	\$3,964.77	THE HOME DEPOT PRO	\$1,229.98
GE APPLIANCE	\$3,404.00	THEO'S RENTAL	\$2,000.00
HOME DEPOT	\$3,691.77	TPK CONSTRUCTION	\$6,853.00
NORTHWIND MECHANICAL	\$18,797.17	ZEP SALES	\$1,180.59

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

Ayes: Commissioner Griggs, Holland, Holly and Vuono
Nays: None
The Chairperson thereupon declared the motion carried.

Let the record reflect Commissioner Wright arrived at 5:41 p.m.

Resident Arrears Report: Mr. Wigenton stated we had court on October 18, 2019 for the seven non-payments of rent tenants. Out of the seven tenants six paid and one entered into a stipulation. Mr. Wigenton went on to say there are 11 tenants for non-payment of rent scheduled for court on Friday, November 22, 2019. Commissioner Vuono moved to accept and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Griggs, Holland, Holly, Vuono and Wright
Nays: None
The Chairperson thereupon declared the motion carried.

Committee Reports:

Mr. Mauro read the highlights of the Operations and Section 8 reports that were submitted into the record.

Correspondence:

Old Business:

New Business:

Sade Puryear has been an employee since October 26, 2016. She was made a probationary full time employee September 3, 2019 and it is the recommendation of the Executive Director that Sade Puryear be made a full-time permanent employee December 1, 2019. A resolution was offered by Commissioner Wright and seconded by Commissioner Vuono, the "Ayes" and "Nays" were as follows:

Ayes: *Commissioner Griggs, Holland, Holly, Vuono and Wright*

Nays: None

Said motion was Resolution #2069

Public Portion:

Linda Johnson of Neptune addressed the Board asking how many vacant apartments there are and the process on finding new tenants. Mr. Mauro said there were 2 vacancies at this time that are being renovated and when they are ready to house a new tenant we go to the next person on the waiting list.

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 Griggs and seconded by Commissioner Wright. The meeting was adjourned at 5:54 p.m.

Bart Cook, Esq., PHM
Executive Director