

# REGULAR MEETING OF DECEMBER 17, 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 5:33 P.M. Mr. Cook called the roll.

Present: Commissioners Holland, Holly, Johnson and Vuono  
Absent: Commissioner Foster, Griggs and 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 November 19, 2019 were offered for approval by Commissioner Vuono and seconded by Commissioner Holly. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Holland, Holly, Johnson and Vuono  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Financial Report:**

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

Ayes: Commissioners Holland, Holly, Johnson and Vuono  
Nays: None

The Chairperson thereupon declared the motion carried.

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

<i>ACTION</i>	<i>\$2,690.00</i>	<i>MCS (PHA-Web)</i>	<i>\$6,741.00</i>
<i>BALANIKAS</i>	<i>\$1,210.00</i>	<i>NORTHWIND MECHANICAL</i>	<i>\$7,661.47</i>
<i>BILLOWS ELECTRICAL</i>	<i>\$2,686.76</i>	<i>NW FINANCIAL CFP-2019</i>	<i>\$1,896.25</i>
<i>BURKE CONTRACTING</i>	<i>\$5,600.00</i>	<i>PILOT ELECTRIC CO</i>	<i>\$4,331.40</i>
<i>HOME DEPOT</i>	<i>\$4,504.55</i>	<i>SHERWIN WILLIAMS</i>	<i>\$1,234.25</i>
<i>GEESE POLICE</i>	<i>\$1,460.00</i>	<i>GE APPLIANCES</i>	<i>\$1,566.00</i>

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

Ayes: Commissioner Holland, Holly, Johnson and Vuono  
Nays: None

The Chairperson thereupon declared the motion carried.

**Resident Arrears Report:** Mr. Cook read a report Mr. Wigenton sent in that stated for December there were eleven non-payment of rent tenants. Out of the eleven tenants seven paid prior to court and three entered into stipulations. We filed a warrant for removal on November 25, 2019. We previously sent a Notice to Cease and a Notice to Quit to one tenant and we will proceed to evict. Commissioner Johnson moved to accept and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Holland, Holly, Johnson and Vuono  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Committee Reports:**

Commissioner Vuono read the highlights of the Operations, and Section 8 reports that were submitted into the record. Mr. Cook mentioned next month Monmouth Ocean PAL will be the new occupants at the offices at Ridge Court. They have been running the youth summer program and will start an after school program in the future. They do a lot for the community and will be distributing toys next week.

**Correspondence:**

**Old Business:**

**New Business:**

Mr. Cook mentioned to the board we advertised, interviewed and found a new section 8 coordinator who will start in January. She will be doing the job Of coordinator and clerk.

**Topic for Discussion:**

**Public Portion:**

Linda Johnson of Neptune was present and stated she had no questions or comments and just wanted to wish everyone a Merry Christmas and Happy New Year.

**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 Johnson. The meeting was adjourned at 5:44 p.m.

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Bart Cook, Esq., PHM  
Executive Director