

REGULAR MEETING OF MAY 21, 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 April 16, 2019 were offered for approval by Commissioner Johnson and seconded by Commissioner Vuono. 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 April 2019, he also brought to the boards attention the group Rise and Shine that has been renting the offices at 30 Ridge Court have moved out. We will be looking to rent the office space again. Chairperson Holland asked if there were any questions regarding the financial report being none Commissioner Vuono 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.

Bills to Be Paid for the Month of May 2019

ACTION PEST	\$1,420.00	NORTHWIND MECHANICAL	\$2,252.75
BILLOWS	\$1,444.64	NW FINANCIAL GROUP (CFP-2019)	\$1,433.75
BRADLEY CAR CARE	\$2,377.14	RAPID FIRE & SECURITY SYSTEMS	\$1,510.00
GE APPLIANCES	\$3,239.00	SHERWIN WILLIAMS	\$1,481.10
HOME DEPOT	\$2,507.25	TWO RIVERS TITLE CO. (CFP-2019)	\$9,282.00

Commissioner Vuono asked how many vehicles we have in our fleet, looking at the Bradley Car Care bill. Mr. Cook said he will talk with Joe and let him know, and went onto say the trucks are aging. Mr. Wigenton asked Mr. Cook for a hard copy of the Title search of the properties that Two Rivers Title Co. completed. A motion was offered to pay the presented bills by Commissioner Johnson and Commissioner Holly 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. Wigenton stated there were two (2) non-payments filed. Court is scheduled for Friday, May 31, 2019. He went on to say two Notices to Cease were served and one (1) warrant of removal. Commissioner Vuono moved to accept and Commissioner Johnson 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 reports that were submitted into the record.

Let the record reflect Commissioner Griggs arrived at 5:42pm.

Correspondence:

Old Business:

New Business:

Mr. Cook addressed the board letting them know the Auditors were here on Friday, the audit is underway and the staff is working diligently on getting them what they need. Dave will be here Tuesday, June 11th and would like to schedule a finance meeting to talk about the Section 8 program. Meeting is scheduled for 11:00am. Mr. Cook went on to say we received preliminary numbers for RAD from the Financial Group. Mr. Cook also said he met an individual from Plainfield HA; they just went through the RAD process and received a 9% tax credit. This is very promising because we have a lot of similarities as to size of units and land available. We also have another developer who is not charging us looking at the needs assessment report to let us know what it might cost to just rehab 1130 Heck. Another note the TNHA's 501(C)3 will be the management agent and will also share cost of fees. Commissioner Johnson would like an update on the 501(C)3. Mr. Cook stated he will have an update by next month's meeting.

Topic for Discussion:

Commissioner Holly asked Mr. Cook if we have anyone to rent the offices at Ridge Court. Mr. Cook advised that the Summer PAL program will be using the space for the summer and we will be looking for someone in the fall. Commissioner Holly stated she spoke with Carol Foster our Resident Commissioner who shared her concerns about when the heat is turned off, Commissioner Holly questioned Mr. Cook what happens when the heat is turned off and it is still bitter cold? She went on to ask about the needs assessment done for the property at 1130 Heck Ave and if they were to be demolished and rebuilt would the residents have a utility bill? Mr. Cook stated there are guidelines in place for when the heat is turned off and we are in the beginning stages of the RAD application and we are not sure at this point. If the residents end up having a separate bill they will also be getting a utility allowance to offset that bill. Just like Almerth Battle Homes.

Public Portion:

Casandra Emick, of 1130 Heck Ave, Apt. #10 addressed the board with concerns about her latest inspection on her apartment. She is in fear of getting evicted and explained she knows her apartment is a mess and is roach infested. There are no mice because she has 7 cats. She has major medical issues and the cats help her. Ms. Emick admitted she canceled her last appointment with Melissa for her annual revaluation and to review some of the issues with the inspection. They have been playing phone tag for a couple of weeks. Ms. Emick would like the refrigerator fixed along with some faulty outlets. Mr. Cook made an appointment to visit Ms. Emick at her apartment tomorrow; Wednesday, May 22, 2019 at 1:00pm to address her concerns.

Linda Johnson of Neptune addressed the board she listens to NPR and has heard that property Management Company's sometimes do not do what is in the best interest of the housing development and are proving inadequate. She has concerns on what will happen in Neptune. Mr. Cook assured Ms. Johnson when we convert to RAD that the Housing Authority will own the property(s) and will continue to maintain them.

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 Vuono and seconded by Commissioner Holly. The meeting was adjourned at 6:22pm.

Bart Cook, Esq., PHM
Executive Director