

REGULAR MEETING OF JUNE 18, 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 5:35 P.M. Mr. Cook called the roll.

Present: Commissioners Foster, Holland, Holly, Vuono and Wright
Absent: Commissioner Griggs and 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 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 May 21, 2019 were offered for approval by Commissioner Vuono and seconded by Commissioner Holly. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Holland, Holly and Vuono

Nays: None

Abstain: Commissioners Foster and Wright

The Chairperson thereupon declared the motion carried.

Financial Report:

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

Ayes: Commissioners Foster, Holland, Holly, Vuono and Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of June 2019

ACTION PEST	\$1,350.00	MAZTECK	\$5,398.00
BALANIKAS PAINTING	\$2,630.00	NORTHWIND MECHANICAL	\$5,359.75
BELFOR USA GROUP, INC	\$3,640.00	PILOT ELECTRIC	\$1,495.00
BRY'S MARINE	\$4,749.00	RAPID FIRE & SECURITY	\$1,705.00
GE APPLIANCES	\$2,439.00	ZEP	\$2,390.57
HOME DEPOT	\$2,844.06	PCA	\$2,550.00

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

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

Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report: Mr. Wigenton was not in attendance. Chairperson Holland stated she noticed a court date has not been scheduled and will wait for Mr. Wigenton's report next month.

Committee Reports:

Commissioner Vuono read the highlights of the operations reports that were submitted into the record. Mr. Cook stated he and Joe met with Action Pest Control to discuss a plan of action for the pest control throughout TNHA paying close attention to 1130 Heck, 30 Ridge Court and William Steele properties as they seem to have an ongoing issue. Mr. Cook also stated the Building & Grounds Committee met and discussed the performance of the landscaper's services and decided we will do the landscaping in house again to improve our properties curb appeal. He also mentioned to the board with a little investment of equipment there is a potential opportunity for TNHA to also contract out our landscaping services to the town owned yards. Commissioner Holly asked how that would work. Mr. Cook replied with an inter-local agreement like we have with Neptune City.

Correspondence:

Old Business:

Commissioner Foster addressed the board with a concern for the rodent problem at 30 Ridge Court. She stated it is the worst she has ever seen. She went on to ask when the program goes to RAD will the tenant be responsible for the heat? And can housing change the date heat is turned off; this year was colder longer.

Mr. Cook stated just like this year if it gets cold after the heat is turned off we do put it back on, and as far as paying for heat or air conditioning he is not sure yet as it depends what kind of heat/air is put in. 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.

Mr. Cook updated the board about his meeting with a resident who had concerns about their apartment and latest inspection. He went onto say he visited them at their apartment and gave them 30 days to get help. Mr. Cook mentioned he will revisit the apartment and keep them updated on the situation.

New Business:

Mr. Cook stated Commissioner Johnson and Commissioner Griggs had asked for an update on the 501(C)3 and being they are not present he will wait until next month's meeting to discuss any and all updates.

Said Motion was Resolution #2057

Neptune Housing Authority is projected to have a "shortfall" of Section 8 housing assistance subsidy for the calendar year ending December 31, 2019. HUD has "shortfall" funding available to assist provided the Authority immediately ceases leasing additional vouchers through the end of December 31, 2019. The Authority has determined that a moratorium on Section 8 lease ups would likely result in a long term permanent reduction of the Section 8 program. The Board of Commissioners and the Authority would reject additional "Shortfall" funding from HUD and cover the costs internally but reserves the right to request additional "shortfall" funds later in the calendar year if deemed necessary.

A resolution adopting the Authority's commitment was offered by Commissioner Holly and seconded by Commissioner Foster the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Holland, Holly, Vuono and Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Topic for Discussion:**Public Portion:**

Brenda Shuler, of 30 Ridge Court Apt. #60 addressed the board with concerns about the rodent problem near and in her apartment. She stated she has diligently been securing all nooks and crannies in her apartment for them not to get in, but somehow they do. It is like they are educated! Mr. Cook stated he and Joe Mauro have met with Action Pest Control and are putting together a team to address the issues.

Ms. Shuler wanted to also give credit to the maintenance department. Everyday there is garbage left outside of the bins and around the property by residents which may contribute to the rodent problem, but maintenance every day cleans it up. They keep the properties clean and well maintained.

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 Foster and seconded by Commissioner Wright. The meeting was adjourned at 6:25pm.

Bart Cook, Esq., PHM
Executive Director