

REGULAR MEETING OF JULY 16, 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, Johnson and Vuono
Absent: Commissioner 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 June 18, 2019 were offered for approval by Commissioner Johnson and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Let the record reflect Commissioner Griggs arrived at 5:37pm

Financial Report:

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

Ayes: Commissioners Foster, Holland, Holly, Johnson and Vuono
Abstain: Commissioner Griggs
Nays: None

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of June 2019

ACCURATE TREE	\$3,000.00	HOME DEPOT	\$8,401.49
A-GENERAL	\$2,085.00	MAZTECK	\$1,627.00
BALANIKAS PAINTING	\$6,690.00	NORTHWIND MECHANICAL	\$3,836.90
BILLOWS ELECTRICAL	\$1,262.16	NOVOGRADAC & COMPANY	\$13,810.00
BRADLEY CAR CARE	\$2,555.99	NW FINANCIAL GROUP	\$4,208.75
GE APPLIANCES	\$5,144.00	TPK CONSTRUCTION	\$1,180.00
HELIOS CONSTRUCTION	\$13,254.70		

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 Foster, Holland, Holly, Griggs, Johnson and Vuono
Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report: Mr. Wigenton stated there were thirteen (13) non-payments filed on June 28, 2019. Court is scheduled for Friday, July 19, 2019. Commissioner Vuono moved to accept and Commissioner Foster offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Holland, Holly, Griggs, 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.

Correspondence:

Old Business:

New Business:

Topic for Discussion:

Commissioner Griggs asked Mr. Cook if TNHA maintenance department was doing the lawn maintenance ourselves. Mr. Cook answered yes and that we have a meeting coming up with the Township committee to discuss taking over some of their lawns as well.

Commissioner Foster asked for an update on the monthly pest control treatments. Mr. Cook said that he would like to see a whole fogging at 1130 Heck to control the pests and he will have to meet with residents who were non-compliant to stress the importance to prepare their apartments properly and the need to have the co-operation and participation of everyone for it to be most effective.

Public Portion:

Jackie Kochman, of 1812 Lakeview Avenue #70 addressed the board. Ms. Kochman stated she loves living in Neptune and although she loves her apartment it is very small. She has been on a waiting list for a 1 bedroom for over 7 years and needs the extra space. Ms. Kochman asked Mr. Cook where she was on the list and if she can move to a bigger apartment. Mr. Cook said he would look into it and get back to her when Melissa gets back from vacation.

Brenda Shuler, of 30 Ridge Court Apt. #60 addressed the board and stated she was happy her apartment was exterminated but is still concerned that nothing has been done with the trap outside. She asked again for a new dumpster at her complex. Mr. Cook stated they are in the process of replacing those dumpsters that need it.

Linda Johnson of Neptune addressed the board with question on how RAD will work if they demolished a building. Mr. Cook stated they would issue vouchers to those residents. When the new buildings are ready those residents who were issued vouchers would be first to be called to see if they are interested in moving back.

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 Johnson and seconded by Commissioner Foster. The meeting was adjourned at 6:00pm.

Bart Cook, Esq., PHM
Executive Director