

REGULAR MEETING OF AUGUST 20, 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. Vice-Chairperson Foster called the meeting to order at 5:40 P.M. Mr. Cook called the roll.

Present: Commissioners Foster, Griggs, Holly, Vuono and Wright
Absent: Commissioner Holland 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 July 16, 2019 were offered for approval by Commissioner Griggs and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holly, Vuono and Wright
Nays: None

The Vice-Chairperson thereupon declared the motion carried.

Financial Report:

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

Ayes: Commissioners Foster, Griggs, Holly, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of June 2019

ACCURATE TREE	\$1,800.00	HOME DEPOT	\$3,595.76
ACTION PEST	\$2,535.00	SHERWIN WILLIAMS	\$1,481.10
BRADLEY CAR CARE	\$1,851.28	STANDARD SUPPLY	\$2,270.50
GE APPLIANCES	\$4,496.00	JOSEPH L. MAURO III	\$3,700.00
NEPTUNE SEWER 2019 (2 ND HALF)	\$79,580.00		

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

Ayes: Commissioner Foster, Griggs, Holly, Vuono and Wright
Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report: Mr. Wigenton stated there were thirteen (13) non-payments filed for Court on Friday, July 19, 2019. Ten (10) paid prior to court, one (1) paid at court and two (2) entered into stipulations. Commissioner Vuono moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holly, Vuono and Wright
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.

Vice-Chairperson Foster asked if 30 Ridge Court were getting new mailboxes. Mr. Cook replied he will look into it and let her know.

Correspondence:

Old Business:

Mr. Cook stated he had interviewed a few candidates for the clerks' position and has not made any decisions as of yet. He went on to say he had brought someone in to audit the Section 8 files due to an internal issue and he is working on the shortfall with HUD.

Vice- Chairperson asked about the upcoming conference in San Antonio, Ms. Schriefer answered stating she was making progress with all of the travel arrangements and will let them know as soon as they are finalized.

New Business:

The Housing Authority requires the services of an attorney to handle an ongoing employment matter. Our council has recommended the Law Firm of Hill Wallack, LLP of Princeton. The Board of Commissioners of the TNHA reviewed and agreed to the terms set forth in the proposed engagement letter and appoints the Law Firm of Hill Wallack, LLP of Princeton to handle the ongoing employment matter. A resolution adopting the Authority's commitment was offered by Commissioner Vuono and seconded by Commissioner Griggs the "Ayes" and "Nays" were as follows:

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

Nays: None

The Chairperson thereupon declared the motion carried.

Said motion was Resolution #2058

The Housing Authority has a need to replace the roofs at 48-3.1, Ridge Court Homes. The Authority along with the OCA Architect advertised said project. The Executive Director, Director of Operations, Architect and Attorney all reviewed the bids and agreed that White Rock, Corp was the lowest responsible bidder. The Board of Commissioners of the Neptune Housing Authority awarded the contract to White Rock, Corp. in the amount of \$180,000 to be paid out of the Capital Fund. A resolution adopting the Authority's commitment was offered by Commissioner Griggs and seconded by Commissioner Vuono the "Ayes" and "Nays" were as follows:

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

Nays: None

The Chairperson thereupon declared the motion carried.

Said motion was Resolution #2059

Public Portion:

Brenda Shuler, of 30 Ridge Court Apt. #60 addressed the board and stated the rodent problem is getting better with the extermination and she was very happy her complex received a new dumpster.

Linda Johnson of Neptune addressed the board with a question on the process of renting the community rooms. Mr. Cook explained they are available for residents and local non-profit groups.

Topic for Discussion:

A motion was offered by Commissioner Griggs to go into Executive Session. It was unanimous and the group entered into executive session at 6:00 pm.

A motion was offered by Commissioner Griggs to return from Executive Session. It was unanimous and the group returned from executive session at 6:32 pm.

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 Vuono. The meeting was adjourned at 6:40pm.

Bart Cook, Esq., PHM
Executive Director