

REGULAR MEETING OF OCTOBER 20, 2020

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in regular session in a Zoom/video conference call, Chairperson Holland called the meeting to order at 5:35 P.M. Commissioner Holland called the roll.

Present: Commissioners Foster, Holland, Holly, Johnson, Vuono and Wright
Absent: Commissioner Griggs

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 26, 2020, 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, everyone please utilize your stairs and doors as emergency exits.

Minutes:

The minutes of regular meeting of September 15, 2020 were offered for approval by Commissioner Vuono and seconded by Commissioner Wright. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Financial Report for September 2020. Chairperson Holland asked if there were any questions regarding the financial report. Being none, Commissioner Johnson moved to accept, and Commissioner Foster offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of August 2020

ACCURATE TREE SERVICE	\$1,800.00	HOME DEPOT	\$8,676.69
ACTION PEST	\$1,255.00	MAZTECK	\$7,046.65
ALL AMERICAN TURF	\$2,266.29	MESA	\$2,580.00
ATLANTIC LOCK	\$1,392.74	MONMOUTH INTERNET	\$2,015.16
BILLOWS	\$3,626.94	NORTHWIND MECHANICAL	\$2,719.72
DECOTIIS, FITZPATRICK, COLE	\$1,621.50	PARTNER ENGINEERING	\$1,925.00
DGB CONSULTING GROUP, LLC	\$4,634.24	PILOT ELECTRIC	\$4,638.82
ENVIRONMENTAL LANDSCAPE	\$2,355.00	STANDARD SUPPLY	\$1,660.00
GEESE POLICE	\$4,380.00	THE HOME DEPOT PRO	\$1,606.86
GENERAL ELECTRIC	\$1,029.00	TPK	\$50,049.35

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

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

The Chairperson thereupon declared the motion carried.

Resident Arrears Report

Mr. Wigenton stated we are still in a holding pattern when it comes to landlord tenant matters are concerned. Court is still closed and they ask that we do mediation with the residents. The original eighteen (18) filed non-payments for February have dwindled down to six (6). Commissioner Foster moved to accept and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Committee Reports:

Correspondence:

Old Business:

New Business:

Dave Ciarrocca presented the budget and was on hand to answer any questions or concerns.

A resolution offered was for the late submission of the State Budget FYE 9/30/2021. The Board has reviewed the budget and finds it acceptable. A resolution was offered to approve the late submission of the State Budget by Commissioner Vuono and seconded by Commissioner Johnson, the "Ayes" and "Nays" were as follows:

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

Nays:

Said Motion was Resolution #2089

The State Budget for the Neptune Township Housing Authority for the fiscal year beginning 10/1/2020 and ending 9/30/2021 was offered for approval. The named budget was completed and presented to the board for acceptance. A motion was offered by Commissioner Wright and seconded by Commissioner Johnson the "Ayes" and "Nays" were as follows:

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

Nays:

Said Motion was Resolution #2090

The next resolution offered was the Operating Budget for the PHA Fiscal Year Beginning 10/1/2020 and ending 9/30/2021. The named budget was completed and presented to the board for acceptance. The Board of Commissioners of the Neptune Township Housing Authority accepts as presented the PHA Operating Budget. A motion was offered to accept by Commissioner Vuono and seconded by Commissioner Holly, the "Ayes" and "Nays" were as follows:

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

Nays:

Said Motion was Resolution #2091

The Board of Commissioners of the Neptune Housing Authority had previously authorized Resolution 2088; An upgrade to the office at 1810 Alberta Avenue for the safety of the employees, residents and visitors due to COVID-19 pandemic in the amount of \$129,000.00 to be paid out Capital Funds. During renovations to the Neptune Housing Authority Administrative Offices a significant structural issue was found. A change order Resolution was offered to the board in the amount of \$75,000 for a total cost of \$204,000. All work and associated change order amounts have been verified. A motion was offered to accept by Commissioner Wright and seconded by Commissioner Johnson, the "Ayes" and "Nays" were as follows:

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

Nays:

Said Motion was Resolution #2093

The Board of Commissioners entered into Executive Session

The Board of Commissioners returned from Executive Session

The Personnel Committee of the TNHA has reviewed the salary of the current Housing Authority salaried employees and received recommendations for an increase, and whereas with careful deliberation reviewed TNHA finances and agreed to a 2% increase to their base salary. Each staff member (with the exception of the following specific positions) shall receive a Bonus of \$1,500.00.

The Executive Director shall receive a Bonus of \$2,500.00.

The Director of Operations shall receive a Bonus of \$2,000.00.

The Two (2) Landscaper Maintenance men shall receive a Bonus of \$1,000.00 each

A resolution approving all salaried employees of the TNHA shall receive a 2% increase to their base salary with additional bonuses outlined was offered by Commissioner Foster and seconded by Commissioner Wright, the "Ayes" and "Nays" were as follows:

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

Nays: None

Said motion was Resolution #2094

Topic for Discussion:

Commissioner Vuono mentioned to the board The Food Bank on RT 66 has been collecting coat for kids. So far the coat drive has collected about 800 new coats to hand out.

Public Portion

Ms. Edwards, 13555 Havens Brook Dr. Waldorf, MD asked the board for an update on the property located at 1130 Heck, as her mother lives there. She also wanted to know the process for RAD and timeline for the resident who will be moving. Mr Joe Mauro asked that she call the office tomorrow and he will be more than happy to answer any questions or concerns she has.

Linda Johnson asked the board when the TNHA website would be updated with the recent Minutes. Mr. Mauro stated they will be updated by the end of the week.

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 6:21 p.m.

Bart Cook, Esq., PHM
Executive Director