

REGULAR MEETING OF NOVEMBER 17, 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, Griggs, Johnson, Vuono and Wright
Absent: Commissioner Holly

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 October 20, 2020 were offered for approval by Commissioner Johnson and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Financial Report:

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

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

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of November 2020

ACTION PEST	\$1,300.00	NORTHWIND MECHANICAL	\$16,078.29
BELFOR USA	\$5,881.07	NW FINANCIAL GROUP	\$1,480.00
EVANS CABINETS	\$1,858.00	OCA ARCHITECTS	\$9,262.50
GEESE POLICE	\$1,460.00	PILOT ELECTRIC	\$3,165.00
GENERAL ELECTRIC	\$3,633.00	STANDARD SUPPLY	\$1,660.00
HOME DEPOT	\$9,928.14	THE HOME DEPOT PRO	\$1,299.81
LOWYS EXPRESS	\$1,463.50	TPK CONSTRUCTION	\$8,569.00
MAZTECK	\$1,735.55		

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

Ayes: Commissioner Foster, Holland, Griggs, 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 due to COVID-19 spiking and Housing Authorities fall under the Cares-Act for landlord tenant non-payment. Commissioner Vuono asked if we have additional residents not paying because of the pandemic and how is the pandemic impacting our residents. Mr. Cook responded yes, there are more residents who are falling behind in rent and will put together an email for the Commissioners to review. Mr. Cook also mentioned, Melissa Garaio (PHA Coordinator) is working with the Housing Alliance to help those residents with rent payments. Commissioner Vuono moved to accept and Commissioner Foster offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

Committee Reports:

Correspondence:

Old Business:

New Business:

Mr. Cook mentioned the need for a Special Meeting to discuss and pass a resolution for the Moving to Work Application and Plan that will need to be submitted to HUD no later than December 4, 2020. The Special Meeting is scheduled for December 1st, 2020 at 11:00am. A notice will be sent and will be posted on TNHA web page.

Chairperson Holland introduced Mr. Rich Larsen, Novogradac & Company who attended the Zoom meeting to review the audit for year ending September 30, 2019. Mr. Larsen addressed the Board and went on to explain they perform an independent audit for the Township of Neptune Housing Authority and report their unmodified opinion on the three (3) major reports required by Government Standards, if we complied, what they mean and if there were any findings. Mr. Larsen also talked about the RAD program, HUD's decrease in funding for Public Housing and how it might benefit us to convert. Mr. Larsen told the Board the Neptune Township Housing Authority's staff is very accommodating and professional and his staff enjoys working with us. He went on to say he is always available and welcomes any questions or concerns the board might have.

Topic for Discussion:

Public Portion

Linda Johnson of Neptune asked the board when the TNHA website would be updated with the recent Minutes. Mr. Mauro stated they were updated and to call him in the morning if she did not find the he will be more than happy to help her find them on the site.

Brenda Schuler, 30 Ridge Court thanked the board for their help with the previous problem with the trash in her area. She was sorry to report that people were smoking marijuana in her area. Mr. Wigenton advised to call the police when and if this behavior happens again.

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 6:20 p.m.

Bart Cook, Esq., PHM
Executive Director