

REGULAR MEETING OF FEBRUARY 18, 2020

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 5:34 P.M. Mr. Cook called the roll.

Present: Commissioners Foster, Griggs, Holland, Holly, Vuono and Wright
Absent: Commissioner 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 January 21, 2020 were offered for approval by Commissioner Wright and seconded by Commissioner Holly. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Holland, Holly, Vuono and Wright

Nays: None

Abstain: Commissioner Foster and Griggs

The Chairperson thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Financial Report for January 2020. 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, Griggs, Holland, Holly, Vuono and Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of February 2020

BILLOWS	\$1,472.05	PILOT ELECTRIC CO	\$1,648.75
GENERAL ELECTRIC	\$1,998.00	RAPID FIRE & SECURITY	\$2,601.00
HOME DEPOT	\$7,146.35	STANDARD SUPPLY	\$1,393.50
MAZTECK	\$3,441.00	TOWNSHIP OF NEPTUNE - FMS	\$1,886.34
NORTHWIND MECHANICAL	\$7,196.95	ACTION PEST CONTROL	\$4,110.00

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

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

Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report Mr. Wigenton stated the Notice violation scheduled for housekeeping noncompliance was scheduled for February 7, 2020. The tenant has obtained an attorney and court has been rescheduled for February 28, 2020. Commissioner Vuono moved to accept and Commissioner Griggs offered a second. The "Ayes" and "Nays" were as follows:

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

Nays: None

The Chairperson thereupon declared the motion carried.

Committee Reports:

Commissioner Vuono read the highlights of the PHA Operations reports that were submitted into the record. Chairperson Holland mentioned there was a brief Finance Committee meeting prior to tonight's meeting.

Correspondence:

Old Business:

Chairperson Holland mentioned she and Commissioners Foster and Holly were going to attend the Washington DC Conference in late March 2020. She asked the Board

Secretary to look into taking the train from Metro Park to Washington for the conference.

New Business:

Mr. Cook was happy to report the two new hires for TNHA. Ms. Roslyn Meredith as his secretary and clerk and Ms. Victoria Bardsley who will take over as the Section 8 Coordinator when Ms. Jones retires in April. Ms. Jones last physical day at TNHA will be February 28, 2020. We are planning something for Ms. Jones retirement and will send the board an invitation.

Chairperson Holland offered a resolution to appoint Bart J. Cook as it's Fund Commissioner to represent and serve as the Authority's representative for the New Jersey Public Housing Authority Joint Insurance Fund (JIF) for the year 2020 Commissioner Vuono moved to accept and Commissioner Holly offered a second. the "Ayes" and "Nays" were as follows:

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

Nays: None

Said Motion was Resolution #2074

Topic for Discussion:

Commissioner Foster mentioned she really appreciates the new lighting outside. Mr. Cook thanked Commissioner Griggs for the referral for the grant that helped TNHA to obtain new energy efficient LED lighting throughout TNHA's properties.

Public Portion:

Linda Johnson of Neptune was present and mentioned she spoke to Asbury Park police and like TNHA they are also using the Geese Patrol to scare the geese away.

Topic for Discussion:

Mr. Cook introduced Mr. Fox of Hamilton Management Solutions HMS. Mr. Fox presented the board with a brief guideline and proposal of what their company can do to guide us through the RAD program. He was very knowledgeable and explained the 9% Tax Credit Program along with Schematic of Development of the property and how they are different from other companies. Why would you give up your Grant fund; he asked? He stated over the years he has learned many strategies, what works and what doesn't. A lot of lessons learned over my forty years as a Director in three different states. Mr. Fox left brochures and guidelines for Mr. Cook and the board to review and stated he would be more than happy to answer any questions and open to return with a detailed presentation when the board has more time.

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 Griggs. The meeting was adjourned at 6:25 p.m.

Bart Cook, Esq., PHM
Executive Director