

# REGULAR MEETING OF SEPTEMBER 15, 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 5:30 P.M. Commissioner Holland called the roll.

Present: Commissioners Foster, Griggs, Holland, 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 August 18, 2020 were offered for approval by Commissioner Johnson and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

## **Financial Report:**

Mr. Cook read the Financial Report for August 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, Griggs, Holland, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Bills to Be Paid for the Month of August 2020**

A-CHEM	\$1,483.25	M.T.B.	\$1,400.00
ALL HANDS FIRE	\$1,295.00	MAZTECK	\$1,625.00
BALANIKAS	\$1,655.00	P.I.L.O.T.	\$78,097.00
DGB CONSULTING GROUP	\$2,562.50	NOVOGRADAC	\$13,810.00
HOME DEPOT	\$3,262.00	ZEP	\$3,434.57

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

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

The Chairperson thereupon declared the motion carried.

## **Resident Arrears Report**

Mr. Wigenton stated court is still closed but heard the court is doing mediation on a case by case bases virtually. The original eighteen (18) filed non-payments for February six (6) were dismissed; two (2) moved and four (4) are current and was able to send a few to a program that is helping residents with rent arrears. Commissioner Vuono moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

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

The Chairperson thereupon declared the motion carried.

## **Committee Reports:**

Chairperson Holland stated the Personnel Committee will meet next week to discuss employee raises. The Policy Committee will also be meeting and should have recommendations ready for the October meeting.

## **Correspondence:**

**Old Business:**

**New Business:**

Resolution numbers 2089, 2090 and 2091 regarding the budget have been tabled till October's Commissioners meeting.

The next resolution offered was for outstanding balances for prior tenants. The Write-Off for outstanding balances for the fiscal year was presented for the Boards consideration. The write-off totaling \$8,823.54 will be turned over to the attorney for action. A motion to write off the listed tenants was offered by Commissioner Johnson and seconded by Commissioner Foster, the "Ayes" and "Nays" were as follows:

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

Nays:

**Said Motion was Resolution #2092**

**Topic for Discussion:**

Commissioner Foster stated the renovations done to apartment #18 at 30 Ridge Court were very, very nice. The maintenance staff have done a wonderful job with the renovations.

**Public Portion**

Brenda Shuler, 30 Ridge Court #60 thanked the board for sending letters out regarding the garbage around the apartments, she said it has helped and seems to be improving.

Linda Johnson questioned the board on the CARES Funds received and what they are used for. Mr. Cook explained the CARES Funds came before the HUD guidelines. We have used the money toward COVID related items to keep all residence and staff save during this pandemic. We are also updating the office at 1810 Alberta Avenue for the safety of the employees, residence and visitors.

**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 Wright and seconded by Commissioner Johnson. The meeting was adjourned at 6:25 p.m.

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Bart Cook, Esq., PHM  
Executive Director