

REGULAR MEETING OF AUGUST 17, 2021

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in the regular session in Zoom/Call conference, Chairperson **Holland** called the meeting to order at **5:31** p.m. and called the roll.

Present: Commissioners: **Foster, Holland, Holly, Johnson and Vuono and Wright.**

Absent: Commissioners: **Griggs**

It was announced that the requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in the Coaster and in the Asbury Park Press on April 17, 2021, 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 the regular meeting of **July 20, 2021**, were offered for approval 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: **None**

The Chairperson thereupon declared the motion carried.

Note: Commissioner **Griggs** joined in via Zoom at **5:34 p.m.**

Financial Report:

Chairperson Holland read the Receipts Report for **July 2021**. **Chairperson Holland** also pointed out that the Board received the explanation via email from Mr. Cook regarding the Receipts Report for last month.

The Chairperson asked if there were any questions regarding the financial report for **July 2021**, being none, Commissioner **Johnson** moved to accept, and Commissioner **Holly** offered a second. The "Ayes" and "Nays" were as follows:

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

Nays: **None**

The Chairperson thereupon declared the motion carried.

Bills to be paid for the Month of August 2021

Balanikas Painting	\$3,375.00	Northwind Mechanical	\$26,490.00
Evans Cabinet	\$2,329.00	OCA Architects	\$18,812.50
General Electric	\$4,020.00	Rapid Fire	\$1,540.00
Home Depot	\$2,653.58	The Home Depot Pro	\$1,289.45
Mazteck	\$3,313.55	WW Grainger	\$1,235.20

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

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

Nays: **None**

The Chairperson thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated that we have several court mediations with some of the tenants that were on the eviction list from February 2020. We were able to collect \$7,200.00 from two tenants and a stipulated payment plan for two other tenants.

Commissioner Griggs reminded us that residents needing rent assistance can call the Affordable Housing Alliance at (732) 389-2958 for possible help.

Commissioner **Vuono** moved to accept, and Commissioner **Johnson** offered a second. The "Ayes" and "Nays" were as follows:

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

Nays: **None**

The Chairperson thereupon declared the motion carried.

Committee Reports:

Correspondence:

Old Business:

Mr. Mauro reported that two tenants moved out of William Steele, two moved out of Ridge Court and six tenants are scheduled to get Section 8 vouchers to move out of 1130 Heck Avenue. He further stated that the goal is to have 1130 Heck Avenue emptied by the beginning of the heating season.

New Business:

Said Motion was Resolution #2110

Chairperson Holland read the resolution to renew the membership for the 2022 – 2024 term with the Joint Insurance Fund. The JIF requires such a resolution for our insurance needs. This resolution was offered by Commissioner **Vuono** and seconded by Commissioner **Wright** the “Ayes” and “Nays” were as follows:

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

Nays:

The Chairperson thereupon declared the motion carried.

Topic for Discussion:

Public Portion:

Linda Johnson from Neptune asked about the discrepancy of the financial receipts from last month and Mr. Wigenton stated that the data from the previous month was omitted from the report, per the CPA. She also asked about the Biden Administration funds for tenants who need assistance with rent. Mr. Mauro stated that tenants are advised of the various rental assistance resources known to the Authority.

Also, Chairperson Holland asked if Mr. Cook could send out a flyer or other communication to the tenants giving them the contacts for the various rental assistance resources.

EXECUTIVE SESSION:

Whereas, Chapter 231 of the Public Law 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 **Holly**. The meeting was adjourned at **5:51 p.m.**

Bart J. Cook, Esq., PHM
Executive Director