

REGULAR MEETING OF JULY 19, 2022

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 5:32p.m. and then called roll.

Present: Commissioners **Barksdale, Foster, Holland, Holly, Johnson, 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 13, 2022, 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 **June 21, 2022**, were offered for approval by Commissioner **Wright** and seconded by Commissioner **Barksdale**. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain: **None**

Chairperson Holland thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Financial Report for **June 2022** and asked if there were any questions regarding the financial report, Mr. Cook stated for the first time in a long time we have Community Room Rental income.

Commissioner **Holly** moved to accept, and Commissioner **Johnson** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Bills to be paid for the Month of June 2022

A-GENERAL PLUMBING	\$2,090.00	MAZTECK	\$5,340.24
ACTION PEST	\$2,320.00	NORTHWIND MECHANICAL	\$11,549.53
DGB CONSULTING GROUP	\$1,075.00	NOVOGRADAC & COMPANY	\$14,628.00
GE APPLIANCES	\$6,284.00	NW FINANCIAL	\$1,572.50
GEESE POLICW	\$1,460.00	TOWNSHIP OF NEPTUNE -FUEL	\$1,939.04
HOME DEPOT	\$28,611.52	ZEP	\$1,014.64

A motion was offered to pay the presented bills by Commissioner **Barksdale** and Commissioner **Wright** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton updated the board on a one-strike case that has been settled by stipulation. Tenant entered into a repayment agreement and will have paid debt off by 7/23/2022. NJ Landlord Court is in full session and catching up on cases virtually. Commissioner **Johnson** moved to accept, and Commissioner **Wright** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Committee Reports:

Chairperson Holland stated she would like to set a date with Mr. Wigenton to meet with the Personnel and Policy Committee’s to discuss certain TNHA matters.

Correspondence:

Old Business:

Chairperson Holland addressed the board regarding the upcoming NAHRO Conference in San Diego, CA late September. She asked who would attend and would like to leave on Tuesday, September 20, 2022, and return on Sunday, September 25, 2022. Commissioner **Holly** motioned to accept the date and Commissioner **Wright** offered a second. All were in favor to attend the NAHRO Conference on those dates.

On another note, Chairperson Holland addressed the board regarding increasing the Per Diem for the Commissioners from \$200.00 a day to \$300.00 a day. Commissioner **Foster** motioned to increase the Per Diem Commissioner **Holly** offered a second. All were in favor of increasing the per Diem.

New Business:

Mr. Cook addressed the board stating the 2021 Audit is complete and would like Mr. Larsen, from Novogradac to come in person to review the Audit with the board. After a short discussion it was decided that starting with the October 18, 2022, Commissioners Meeting the board will meet in person at the TNHA office.

Mr. Cook also stated the MTW Plan has been finished and submitted and we will have it published on the TNHA web site. On another note, the Demo Disposition land is in final approval. There are a total of 11 residents still living at 1130 Heck Avenue and we are working diligently to find them appropriate housing.

A Resolution was offered approving the TNHA 5-year and Annual Plan and authorizing submittal of said plan to HUD Moved by Commissioner **Johnson** and seconded by Commissioner **Holly**, the “Ayes” and “Nays” were as follows:

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

Nays:

Said Motion was Resolution #2124

Another Resolution was offered for the Approval of the definition of a significant amendment and substantial Deviation/Modification of the 5-Year and Annual Plan. A Substantial Deviation/Modification from the 5-Year and Annual Plan occurs when the board of Commissioners decides it wants to change the Mission Statement as defined in the most recent HUD Approved 5-Year Plan filing. This shall take effect immediately. Moved by Commissioner **Barksdale** and seconded by Commissioner **Wright**, the “Ayes” and “Nays” were as follows:

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

Nays:

Said Motion was Resolution #2125

The last resolution was offered approving the purchase of a 2022 Chevy Traverse from Mall Chevrolet at the purchase price of \$34, 383.60 as some of its vehicles are aging and need to be replaced. Commissioner Holly asked what vehicle the 2022 Chevy Traverse will be replacing, and Mr. Cook responded, “potentially going to replace one of our older vehicles.” Moved by Commissioner **Holly** and seconded by Commissioner **Wright**, the “Ayes” and “Nays” were as follows:

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

Nays:

Said Motion was Resolution #2126

Topic for Discussion:

Public Portion:

Commissioner Johnson mentioned Merck is hosting a Chat with Neptune Township Police Chief Larry B. Fisher, on Thursday, July 21, 2022 between 7 – 8:00 pm at the William Small Community Room and Friday, July 22, 2022 at 8:30 pm they are sponsoring Movie Night in the Park on Lake Avenue showing the wonderful children’s movie **Encanto**.

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 **Barksdale**. The meeting was adjourned at **5:55 p.m.**

Bart J. Cook, Esq., PHM
Executive Director