

REGULAR MEETING OCTOBER 18, 2022

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in the regular session in the conference room at 1810 Alberta Avenue, Neptune, New Jersey. Chairperson Holland called the meeting to order at **5:45 p.m.** and then called roll.

Present: Commissioners **Barksdale, Foster, Holland, Holly, Johnson,**

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 August 25, 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 **September 20, 2022**, were offered for approval by Commissioner **Johnson** and seconded by Commissioner **Barksdale**. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain: **None**

Chairperson Holland thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Financial Report for **September 2022** and asked if there were any questions regarding the financial report, being none Commissioner **Foster** moved to accept, and Commissioner **Johnson** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Bills to be paid for the Month of October 2022

A GENERAL PLUMBING	\$3,875.00	GE APPLIANCES	\$5,910.00
ACTION TERMITE	\$1,505.00	GEESE POLICE	\$2,920.00
ALL AMERICAN TURF	\$2,695.64	HOME DEPOT	\$30,104.43
ALL HANDS FIRE	\$1,125.47	MAZTECK	\$2,076.24
BRADLEY CAR CARE	\$10,561.79	NORTHWIND MECHANICAL	\$8,345.89
BILLOWS	\$3,451.78	TOWNSHIP FUEL	\$1,228.68
DGB CONSULTING GROUP	\$3,300.00	TPK CONSTRUCTION	\$49,728.00
ELD (Landscaping)	\$2,825.00	ULTRA EQUIPMENT	\$5,975.00

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

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated he filed 14 complaints for non-payment with the court. One resident paid October 4, 2022. One case is set to be heard on October 24, 2022. Mr. Wigenton also stated each case is now two court appearances and the courts are several months behind. Commissioner **Holly** moved to accept, and Commissioner **Foster** offered a second. The “Ayes” and “Nays” were as follows:

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

Chairperson Holland thereupon declared the motion carried.

Committee Reports:

Commissioner Foster asked if there had been any operations committee meeting recently? Chairperson Holland answered no.

Mr. Mauro mentioned currently there are 3 residents still living at 48-1. Two (2) residents are in the process of moving out and we are about 3 weeks out before the renovations will be done in the apartment for the remaining family living in Bldg. 3.

Correspondence:

Chairperson **Holland** announced she and Mr. Cook received a letter of immediate resignation from Commissioner **Wright** dated October 7, 2022. The Township committee was advised and will appoint someone to the board at their next Township Committee Meeting.

Old Business:

New Business:

Chairperson Holland introduced Mr. Rich Larsen, Novogradac & Company who attended the meeting to review the audit for year ending September 30, 2021. 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. He was very articulate as he answered all questions the board had for him and 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:

Brenda Shuler from 30 Ridge Court # 60 addressed the board asking where the residents who accepted the Section 8 vouchers go. Mr. Cook said they can use the voucher wherever they find available housing. Some of the residents who did not want a Section 8 voucher and wanted to stay in public housing, we were able to offer those vouchers to qualified residents already living in public housing, which would make their apartments open for those who wanted to stay.

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.

Commissioner Johnson moved to go into **Executive Session** at **6:28 pm**. Commissioner **Holly** offered a second. The "Ayes" and "Nays" were as follows:

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

The Board re-convened in Open Session at **7:11 p.m.** and Commissioner **Johnson** made a motion to correct an omitted raise to Bart J. Cook effective Oct. 1, 2016, for 3.5%. Said raise amounted to \$4,550.00 for an annual salary of \$134,550.00 effective October 1, 2016. With the additional annual raises, this should make the Executive Director's current base salary at \$ **155,876.55** effective October 1, 2022. Commissioner **Barksdale** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Holland, Holly, Johnson**

Nays: **None**

Abstain: Commissioner **Foster**

Chairperson Holland thereupon declared the motion carried.

Said motion was Resolution #2136

ADJOURNMENT OF MEETING:

A motion to adjourn was offered by Commissioner **Johnson** and seconded by Commissioner **Foster**. The meeting was adjourned at **7:12 p.m.**

Bart J. Cook, Esq., PHM
Executive Director