

REGULAR MEETING FEBRUARY 21, 2023

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. Vice-Chairperson **Foster** called the meeting to order at **5:42 p.m.** and then Mr. Cook called roll.

Present: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

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 **January 17, 2023**, were offered for approval by Commissioner **Johnson** and seconded by Commissioner **Barksdale**. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

Nays: **None**

Abstain:

Vice-Chairperson **Foster** thereupon declared the motion carried.

Financial Report:

Mr. Cook read the Financial Report for **January 2023** and asked if there were any questions regarding the financial report, being none Commissioner **Johnson** moved to accept, and Commissioner **Williams** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

Nays: **None**

Vice-Chairperson **Foster** thereupon declared the motion carried.

Bills to be paid for the Month of February 2023

| | | | |
|-----------------|-------------|---------------------|-------------|
| GE APPLIANCES | \$3,210.00 | NORTHWIND MECHANIC | \$29,122.87 |
| GEESE POLICE | \$1,460.00 | PILOT ELECTRIC | \$1,486.00 |
| HOME DEPOT | \$5,634.72 | RAPID FIRE | \$2,400.00 |
| JERSEY ELEVATOR | \$9,000.00 | SHERWIN WILLIAMS | \$1,352.70 |
| M.T.B. | \$1,200.00 | TOWNSHIP OF NEPTUNE | \$1,117.80 |
| MAZTECK | \$2,076.24 | TPK CONSTRUCTION | \$24,869.00 |
| NEPTUNE SEWER | \$79,580.00 | WW GRAINGER | \$4,500.39 |

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

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

Nays: **None**

Vice-Chairperson **Foster** thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated on January 24, 2023 they had 4 case status conferences over Zoom platform. In-person court was Friday, January 27, 2023, for those cases. Two tenants entered into repayment agreements and two were a no show. February 2, 2023 one order to show cause was issued with a 7 day stay. The tenant did not pay the balance of rent due and she has multiple lease violations including smoking on property and subletting her apartment. Therefore on February 10, 2023, they will be evicted. Commissioner **Holly** moved to accept, and Commissioner **Barksdale** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

Nays: **None**

Vice-Chairperson **Foster** thereupon declared the motion carried.

Committee Reports:

Correspondence:

Old Business:

Commissioner **Holly** asked Mr. Wigenton what was going on with the TNHA Personnel Policy and all other Policies. Mr. Wigenton stated he contacted Nan McKay regarding the policies, he has information he will bring to the next meeting.

New Business:

Mr. Cook addressed the board and officially welcomed Ms. Joyce Bradley to the Neptune Township Housing Authority as our newest Commissioner. Ms. Bradley was appointed January 9, 2023, by the Township Committee

Commissioner Barksdale asked if they were able to look at going to the upcoming conference in Washington, DC, March 6th thru the 8th, 2023. Mr. Cook stated the conference is within two weeks away and it does not seem feasible at this time. Mr. Cook asked Ms. Schriefer; the recording secretary, to look into the upcoming NJNAHRO Conference in AC.

A resolution was offered, to approve the HCV waitlist application process to an online format. There was a long discussion with some concerns with people not being able to access the internet, seniors would be a large part of that group. The board would like more information on the process with ideas on how to include those without internet access or ability to know how to access the application online. A motion to approved said Resolution with a contingency on further review of the process and how the authority is going to include those without access was offered by Commissioner **Williams** and seconded by Commissioner **Johnson**, the “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

Nays:

Said Motion was Resolution #2139

Another resolution offered was to continue our contract with Novogradac & Company, LLC for one more year. A motion to approve Novogradac & Company, LLC for TNHA’s annual year end audit for September 30, 2022, was offered by Commissioner **Johnson** and seconded by Commissioner **Barksdale**, the “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

Nays:

Said Motion was Resolution #2140

Topic for Discussion:

Public Portion:

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 **Bradley** and seconded by Commissioner **Johnson**. The meeting was adjourned at **6:33 p.m.**

Bart J. Cook, Esq., PHM
Executive Director