

**BERKELEY TOWNSHIP HOUSING AUTHORITY
REGULAR MEETING: NOVEMBER 25, 2013**

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
LYNNE NUTLEY, CHAIRPERSON
KATHLEEN NUNN, VICE-CHAIRPERSON
KATHERINE FULCOMER, COMMISSIONER
NIKOLAUS SEITZ, COMMISSIONER
JUDITH NOONAN, COMMISSIONER
NILDA GARIBALDI, COMMISSIONER
SOPHIE KAUCHAK, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL -via telephone
ROBERT DEKKER, MAINTENANCE SUPERVISOR
LINDA CONWAY

ABSENT: JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Chairperson Nutley attested that the meeting had been duly advertised and that the public had sufficient notice as to the time, date and place of the meeting.

PLEDGE OF ALLEGIANCE: All those present recited the Pledge of Allegiance.

MOMENT OF SILENCE: A moment of silence was observed for the troops oversea.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE OCTOBER BOARD MEETING: A motion was made to approve the October Board Minutes by Commissioner Noonan. The motion was seconded by Commissioner Nunn. Roll call found all in favor.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE CLOSED SESSION OF THE OCTOBERBOARD MEETING: A motion was made to approve the Closed Session Minutes by Commissioner Noonan. The motion was seconded by Commissioner Nunn. Roll call found all in favor.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH D: A motion was made by Commissioner Noonan to approve the payments. The motion was seconded by Commissioner Garibaldi. Roll call found all in favor.

REPORTS TO THE BOARD:

EXECUTIVE DIRECTOR - The accounting contract went out and was put in the paper. The got two back, one back from Dave Ciarrocca and another firm that their fee was \$72,000.00. One person also called and asked the HA to fax them the information. Mr. Ciarrocca's fee is \$19,800.00.

There will be six meetings for 2014 and they will be on the last Tuesday of the month at 4:00 PM. The months will be January, March, June, September, October and November.

The HA had a visit from Diane Johnson who is the Director of Public Housing. They talked briefly about RAD. She was not in favor of the RAD for BTHA. She did not think that it would be worth. There is a lot of unanswered questions with RAD. Diane Johnson was very pleased with both of the sites.

The HA got the check back from the insurance company regarding Super Storm Sandy. The HA will be using that to do the other roofs, cameras and lights.

The web page has been started it is up and running. There were a lot of mistakes on it and the HA wants to change a couple of things around. For the most part it is there it just needs to be fine-tuned.

MAINTENANCE SUPERVISOR - The HA had one eviction. All the machines have been maintained.

APPROVE RESOLUTIONS -

**2013-11-1 TO APPROVE ACCOUNTING SERVICES FROM
DAVID W. CIARROCCA CPA, LLC**

A motion was made by Commissioner Noonan to approve the Resolution. The motion was seconded by Commissioner Nunn. Roll call found all in favor.

**2013-11-2 TO APPROVE THE BOARD MEETING SCHEDULE FOR THE YEAR
2014**

A motion was made by Commissioner Noonan to approve the Resolution. The motion was seconded by Commissioner Nunn. Roll call found all in favor.

UNFINISHED BUSINESS - Legal Counsel spoke about RAD and that it did not seem like it was a good idea for the HA. Grace said that it needed to be done fast and the HA would not be able to get all the questions answered and take their time. Lynne Nutley said that it seemed that larger housing authorities would make out better than smaller ones. She said that she thought they should wait and see what happens next year. Legal Counsel recommended that as well. Commissioner Nutley said that the HA could not afford the \$5,000.00 at this time. The HA pays all utilities and that would change if they started

RAD. With one boiler the tenants could not be responsible for their own utilities. A motion was made by Commissioner Nutley to table RAD until they receive more answers to the questions in January 2015. Commissioner Noonan seconded the motion. Roll call found all in favor.

NEW BUSINESS-None

PUBLIC PORTION - None

MOTION TO ADJOURN - A motion was made by Commissioner Fulcomer to adjourn. The motion was seconded by Commissioner Seitz. Roll call found all in favor.