

BERKELEY TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING: February 9, 2015

These Minutes are not verbatim, but a condensed version of what transpired at the Berkeley Township Housing Authority Board of Commissioners Meeting held on February 9, 2015 at 4:00 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
LYNNE NUTLEY, CHAIRPERSON
KATHLEEN NUNN, VICE-CHAIRPERSON
JUDITH NOONAN, COMMISSIONER
KATHERINE FULCOMER, COMMISSIONER
NILDA GARIBALDI, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL

ABSENT: NIKOLAUS SEITZ, COMMISSIONER
JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 17, 2014 a notice of all meetings was provided to the Township of Berkeley Clerks Office, the Asbury Park Press, and was posted on the Authority official public bulletin board at the BTHA's Administration Buildings as well as the BTHA's Website.

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 NOVEMBER BOARD MEETING

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

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE CLOSED SESSION OF THE NOVEMBER BOARD MEETING: No Closed Session

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH F

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

REPORTS TO THE BOARD:

LEGAL COUNSEL –Terrence Corriston told the Board that they have not had a response back from the pilot letter from the Township. They are having a meeting with the Township to talk about the proposed development at Site A. Commissioner Noonan asked if at the meeting that the town does not like the pilot program are they prepared to offer something else? They will take it back to the drawing board. The attorney said that he would mention her concern to Joe. Commissioner Noonan also made a comment about calling the money "Sandy Money". She felt that people think it is for Sandy victims and it is not. It is intended for those depressed economic areas get back on their feet.

EXECUTIVE DIRECTOR- Grace said that they needed a Resolution to approve the audit. They are starting to work on the Real Estate Assessment that is due February 28th. SEMAP is also due at the end of February.

She asked the Board to approve the Resolution for Joint Insurance Fund Commissioner so she can continue to serve as an alternate. She said Terry send her changes for the bylaws and they will be presented next time.

Grace said that the HA got some information from Bayridge Apartments when they were contract administrators, There is some funds that the HA that the HA refused, it is quite a bit of money that was deposited in a separate account they are waiting for HUD to give the final approval that the money belongs to the BTHA. The amount of money is close to a million dollars. It is thirty years of funds that they received for doing that program. The problem is that the HA does not have all the back up because it is thirty years old to confirm that it the HA's money. Grace said that was

from a program that they had for many years and that is from the HA running the program so well that they did not have to use the money from the bonds. Grace said that money belongs to the HA and the residents will be taken care of first and the employees that have been there for twenty five years like Bob and Rob. They are due to retire and when they retire the HA should really make sure that they are prepared to pay their funds. Retirement funds that they are entitled to. Right now the HA is short. Grace said that the HA has a deficit that needs to be replenished. Terry said that was the beauty of the new project because it would not only provide housing it would generate more fees to keep what is here running and operating and maintained. The problem is putting a puzzle together without all of the pieces. Grace wanted the Board to know that if the money is there one of the things she would like to do would be an evaluation for the benefits for the employees so that they know what money to put away in a separate account for them.

The HA got a proposal from Aquarius they charged \$2,800.00 they gather all of the information and give an analysis. Retirement funds are supposed to be carried on the books in funding so that you can't say five years after they are gone we cannot cover anymore. Now that funding seems unsure these irregular things have to be funded. Employees of twenty five years will receive full coverage at retirement.

MAINTENANCE SUPERVISOR –Bob sprained his ankle and was out of work for three days. Robbie started the inspections at Site B. There were a few turnovers two people passed away. Bob has been working on the apartment renovations. The PIC boys have been cleaning out the crawl spaces.

APPROVE RESOLUTIONS

2015-1-1 To Approve Audit Services from Fallon & Larsen, LLP for the year Ended December 31, 2014

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

2015-1-2 To Approve Aquarius Capital

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

2015-1-3 To Approve Grace Dekker as the Fund Commissioner for the Joint Insurance Fund

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 – None

NEW BUSINESS –None

PUBLIC PORTION - None

CLOSED SESSION – None

MOTION TO ADJOURN – A motion was made to adjourn by Commissioner Noonan. Roll call found all in favor.
