

BERKELEY TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING: March 31, 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 March 31, 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
TERRENCE CORRISTON, LEGAL COUNSEL

ABSENT: NILDA GARIBALDI, COMMISSIONER
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, 2015 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 overseas.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE JANUARY BOARD MEETING

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

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

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

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

REPORTS TO THE BOARD:

LEGAL COUNSEL –Terrence Corriston said that he was in court for landlord tenant matters they were all successfully resolved and the HA entered into an agreement. They have prepared two notices for tenants who are in violation of their obligations on their lease.

They did prepare another response to the Township regarding the pilot payment. They did get a letter in February. A copy of the form that HUD that they are obligated to use was sent to them. He also sent an older version from 1963 a type written version of a sample pilot cooperation agreement and that is the calculation. There is not a more current sample pilot agreement.

EXECUTIVE DIRECTOR- Grace said that she put all the paperwork in the packet for legal services and what was sent back. Her suggestion was to go with Terry he is the most qualified as far as she was concerned and they have had no problems with him. The Capital Fund is in conjunction with HUD's formula she asked for a Resolution to keep in the file showing that formula. The COC, vouchers for the mentally ill and the disabled, she would like to go with Monarch to assist the HA. The HA has used them in the past. She said that Home Depot sent an incentive check for \$209.74 that will get deposited back into the operating account. They went out for proposal for pest control and she would like to choose Ocean Pest who has done an excellent job. They have not had roaches in quite a long time. Operation Schoolhouse they finally send the check for this year and they did do another contract with them so they can have the Schoolhouse program at Site B for the kids after school. The contract is \$7850.00.

She said that there was another meeting tonight with the Mayor and they are hoping that they can get him to advise Town Council to create the lot in the back a need for re-development. That is all that the HA is asking for at this meeting. Regarding the Actuarial the HA got Aquarius for benefits for people who are going to be retiring. A rough draft of the By-Laws was in the packet. Any changes that might want to be added can be brought to Terry's attention. There is a HUD REACT inspection and Maintenance has been preparing for that since January. The HA has an audit on the 20th.

APPROVE RESOLUTIONS

- 2015-3-1 To Approve Legal Service from Breslin & Breslin**
- 2015-3-2 To Approve the 2015 Capital Fund**
- 2015-3-3 To Approve Services form Monarch & Associates, Inc.**
- 2015-3-4 To Approve Ocean Pest for Extermination Services**
- 2015-3-5 To Approve the 2015-2016 Contract for Operations Schoolhouse**

A motion was made by Commissioner Noonan to approve the Resolutions. The motion was seconded by Commission Fulcomer. Roll call found all in favor.

UNFINISHED BUSINESS – None

NEW BUSINESS –None

PUBLIC PORTION –Richard Cotrell, a tenant at Site A, said that he takes a lot of medications and goes to RITEAID a lot. He said that the sidewalk was uneven and he almost tipped over in his wheelchair. He said the sidewalk is on the south side of RITEAID parking lot. Commissioner Noonan said that she would look into it and talk to the town. He also said that everyone at the HA has been very good to him.

CLOSED SESSION – None

MOTION TO ADJOURN – A motion was to adjourn for the evening by Commissioner Noonan. Commissioner Nunn seconded the motion. Roll call found all in favor.
