

BERKELEY TOWNSHIP HOUSING AUTHORITY
REGULAR MEETING: October 24, 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
DAVE CIARROCCA, ACCOUNTANT
TERRENCE CORRISTON, LEGAL COUNSEL
ROBERT DEKKER, MAINTENANCE SUPERVISOR

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 SEPTEMBER BOARD MEETING: A motion was made by Commissioner Fulcomer to approve the Minutes. Commissioner Noonan seconded the motion. Roll call found all in favor.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE CLOSED SESSION OF THE SEPTEMBER BOARD MEETING: A motion was made 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 Seitz. Roll call found all in favor. Commissioner

Noonan approved Payment E. Commissioner Fulcomer seconded the motion, Roll call found all in favor.

REPORTS TO THE BOARD

LEGAL COUNSEL-Mr. Corrison gave his report to the Board. The proposals were publically advertised and due back next week. He was privy to a telephone conversation with another client with HUD and they are already ahead of the game they did last year's funding for RAD. The HA will be ahead of the game and it will be competitive and they will rely to some extent on court.

EXECUTIVE DIRECTOR-The Executive Director said she put information on RAD in her report and if they get the RFPs back the HA will have to work fast because the application is due in December. She said they were going to talk to the contractors they get back in and talk with HUD if there was going to be another round coming up. She said they would contact Board members and they would have to make a decision before November 25th if they do in fact go forward with the RAD application. The Director from HUD is coming to the HA on the 4th at 2:00. She is going to walk the property and look at both Sites. They are going to talk about the RAD program and she what she thinks.

The accounting proposal was due back and the HA only got one proposal back. She put in back in the newspaper.

Operation Schoolhouse seems to be going very well. They gave the HA the funds that were requested. They have seventeen children and they provide snack for them on Thursdays. The discussed opening it up to some of the 5th and 6th graders.

They had a tenant meeting and about twenty people attended. They briefly discussed the RAD program with them. The have a lot of problems with illegal residents at Site B and they are cracking down and doing a lot of mail checks to see if they are getting the mail there and living there. The laundry room is completed with the new ADA washers and dryers with no problems.

The HA got the funds from Super Storm Sandy. The camera system needs to be upgraded and the lighting. Bob has two roofs going on. The Halloween party seemed to be good; two families called and said that they had an excellent time. The Food bank is at Site A and the HA asked it be opened to Magnolia Gardens and that area in South Toms River they are working on that with Arlene.

MAINTENANCE SUPERVISOR - The maintenance supervisor said that the HA started the heating season. Everything is up and running. They are prepared for snow already.

ACCOUNTANT - Dave Ciarrocca spoke to the Board about the Budget. The State does not fund the HA but they are required to submit to DCA a budget which is a two-step process. The first is to approve and send it the State. The State has 45 days to review the Budget and get it back to the HA and then the Board will adopt the budget. The funding comes from the Federal Government Department of Housing and Urban Development. He is obligated to prepare a HUD budget. That budget unless you are a troubled agency does not go anywhere, they keep it in house. The State budget is prepared from the HUD budget. The Accountant reviewed the Budget with the Board members. Dave said that they HA was looking to change banks and sent some proposals and have not got many responses. Wells Fargo is too expensive to bank with.

APPROVE RESOLUTIONS-

2013-10-1 To Introduce the 2014 HUD Operating Budget

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

2013-10-2 To Introduce the 2014 Budget for the State

Commissioner Noonan made a motion to introduce the Budget for the State. Commissioner Nunn seconded the motion. Roll call found all in favor.

UNFINISHED BUSINESS - None

NEW BUSINESS -The Board meetings will now be held on Tuesdays and doing five meeting for the year. The meetings will be held earlier.

Lynne Nutley was nominated for Chairperson by Commissioner Noonan. The motion was seconded by Commissioner Nunn. There were no other nominations. Roll call found all in favor.

Commissioner Garibaldi nominated Kathy Nunn for Vice-Chairperson. Commissioner Noonan seconded the motion. There were no other nominations. Roll call found all in favor.

PUBLIC PORTION-None

CLOSED SESSION -None

MOTION TO ADJOURN -Commissioner Noonan made a motion to adjourn. Commissioner Nunn seconded the motion. Roll call found all in favor.