

**BERKELEY TOWNSHIP HOUSING AUTHORITY**

**REGULAR MEETING:** September 29, 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 June 30, 2015 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  
NILDA GARIBALDI, COMMISSIONER  
KATHERINE FULCOMER, COMMISSIONER  
TERRENCE CORRISTON, LEGAL COUNSEL  
BOB DEKKER, MAINTENANCE SUPERVISOR

**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 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 JUNE BOARD MEETING:** The Minutes were approved by Commissioner Noonan.

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

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

**LEGAL COUNSEL –** Legal Counsel suggested to try and safeguard the benefits for the employees that have been working for all these years and hopefully with the development of the new building and some more proceeds from RAD they will have money to add to it and if they add a little bit each year as they go. He proposed doing an RFP and he will create it to have a specialist come in to do that trust hopefully by the next meeting they will have the results in and pick somebody and get that underway and putting a healthy contribution. A motion was made by Commissioner Noonan to approve Legal Counsel to issue an RFP for special account for trust fund. Commissioner Fulcomer seconded the motion.

**EXECUTIVE DIRECTOR-** The Executive Director stated that the Annual Meeting will be held at the Anchor Inn. She asked if anyone would like to donate to a gift for a twenty five year employee she would like to honor.

She spoke about RAD, she said one was very high and the D3G got very good remarks. The consultant looked at it he agreed and Terry has worked with them before.

There was a resident with an infestation last week and he accepted to go. There were tenants calling about getting checks for heating and air they put the update in the packet and did get in on that lawsuit.

Mr. Alpert is going to the State to get the answer why the HA is not moving forward. If it going to be a 4% deal or 9% deal. Stan is supposed to have all this month to obtain a solid yes or no. Hopefully when the HA finds out that it is feasible to move forward.

The Housing Director spoke about a tenant that has a conflict with her. The tenant is writing letters but has not brought up anything of substance in the letter. The tenant did not show up for the meeting so Legal Counsel suggested they stop talking about it. The Housing Director does not like this tenant rallying up other tenants and putting things in their mailboxes and the idea of them filing anything as they are treated very well.

**MAINTENANCE SUPERVISOR** –The Maintenance Supervisor said that the kids have been good and no damages on the property. They are getting ready in case they have another crazy winter like last year.

**Approved Resolutions**

**2015-9-1 Approved Dominion Due Diligence Group (D3G) to prepare PCA for RAD amount \$10,940.00**

**Motion approved by Commissioner Noonan, Second by Commissioner Fulcomer**

**UNFINISHED BUSINESS** – None

**PUBLIC PORTION** – None

**CLOSED SESSION** – None

**MOTION TO ADJOURN**

Commissioner Noonan made a motion to adjourn. The motion was seconded by Commissioner Garibaldi. Roll call found all in favor.