

BERKELEY TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING:

These Minutes are not verbatim, but a condensed version of what transpired at the Berkeley Township Housing Authority Board of Commissioners Meeting held on July 18, 2017 at 4:00 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
NIKOLAUS SEITZ, VICE-CHAIRPERSON
KATHLEEN NUNN, CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER
JUDY NOONAN, COMMISSIONER
JENNIFER BACCHIONE, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL
BOB DEKKER, MAINTENANCE SUPERVISOR

ABSENT: ANGIE FRATIANNI, COMMISSIONER
JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 10, 2017 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 men and women who serve in the armed forces home and abroad to protect our country.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE MARCH BOARD MEETING A motion was made to approve the Minutes by Commissioner Noonan. The motion was seconded by Commissioner Nunn.

NO CLOSED SESSION MINUTES TO APPROVE No Closed Session to approve.

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

REPORTS TO THE BOARD:

LEGAL COUNSEL- The attorney said that the HA had written to the Mayor regarding trash collection they explained the efforts that were taken by the HA to reduce recycling and the cost to the town and under the statute that the HA was entitled to have trash collection. He did not get any formal response but spoke with Mr. Camera who assured legal counsel that there would be no action taken to change things from the way they are.

The Mayor forwarded a letter from a tenant complaining of an alleged harassment issue. The Lakewood HA Hearing Director decided there was nothing harassing from the HA. The Executive Director explained the situation with the tenant and the condition of the tenant's apartment and the safety issues. There are numerous damages to that apartment. The HA has followed all the proper notifications to the tenant and gave her tenant hearings as requested.

The HA has a draft resolution for a contract for Bob Dekker. The issue is the Director of Maintenance and gets overtime in lieu of a higher salary. It has been proposed that it would be mutually beneficial to the HA and to Bob to roll the average of his overtime into his salary and do away with any overtime pay which is

common for supervisors and directors of agencies. The average overtime over the last five years comes out to \$16,000.00 per year. He has been paid \$80,000.00 in overtime for the last five years. The proposal would be to raise him by that amount and would still be entitled to longevity but raise the salary to the average amount and would not be eligible for overtime. His salary would be increased by \$16,021.00 annually.

EXECUTIVE DIRECTOR – The Executive Director said that Mr. Dekker is doing the inspections for the Lakewood HA and they are earning \$25.00 per inspection. Bob would be getting and 1 ½ compensation time for doing that.

The Director said that the HA would need to increase the payment standards to meet the Fair Market Rent within 90 – 110%. The HA had an audit but did not get the report yet. The HA had a representative from HUD come to review the Continuum of Care vouchers which the program has ended and there were no findings. There is funding to continue the program until the end of next year.

MAINTENANCE SUPERVISOR – Mr. Dekker explained pictures that a tenant took and the HA truck they use for recycling. He discussed what was up-coming and said that one of the projects would be the playground. He said that the cabinets were a work in progress.

APPROVE RESOLUTIONS-

- 2017-6-2 **To Approve Inspections to be performed for PBV Lakewood**
- 2017-6-3 **To Approve the Payment Standards to the Housing Choice Voucher Program Effective 9-1-2017**
- 2017-6-4 **To Approve Check Signers**

A motion was made to approve the resolutions by Commissioner Noonan. Commissioner Bacchione seconded the motion. Roll call found all in favor.

UNFINISHED BUSINESS – None

NEW BUSINESS – None

PUBLIC PORTION – None

CLOSED SESSION – None

The Board decided it was not necessary to go into Closed Session to discuss the issue of Robert Dekker.

- 2017-6-1 **To Approve Agreement with Robert Dekker in the amount of \$16,021.88 increase in salary in lieu of any overtime.**

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

MOTION TO ADJOURN – A motion was made by Commissioner Noonan. The motion was seconded by Commissioner Bacchione. Roll call found all in favor.