

**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 January 31, 2017 at 4:0 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
ANGIE FRATIANNI, COMMISSIONER
JENNIFER BACCHIONE, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL
BOB DEKKER, MAINTENANCE SUPERVISOR

ABSENT: JUDY NOONAN, 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.

There was no motion needed to approve Minutes as the meeting for November 29, 2016 was cancelled.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH E: A motion was made by Commissioner Nunn to approve the payments. The motion was seconded by Commissioner Fratianni. There was no discussion on payments. Roll call found all others to be in favor.

REPORTS TO THE BOARD:

LEGAL COUNSEL – Legal Counsel stated that the HA closed the RAD transaction and will now be converted to project based vouchers. The funds won't be available until next year. There will be a lot of work for the HA. No questions for Legal Counsel.

EXECUTIVE DIRECTOR – The Executive Director welcomed the new commissioner. She advised the Board that there was a resolution in the packet to reappoint her for the Joint Insurance Fund. The HA went into an agreement with Lakewood HA for inspections. Robert Moeller did the inspections as Robert Dekker was out. The HA got a check from Lakewood Housing Authority for the inspections. It was discussed that with funds from new construction would be used for security cameras that would be installed at Site A. They HA would like to use Ocean Security.

The Director said that there was a resolution for the Board to approve ELOCCS security policy. There was also a Resolution for the Joint Insurance Fund. Legal Counsel explained that JIF was highly regulated and they are asking to have HA support for the bills that they put forward that were slightly more diverse investments. Commissioner Seitz asked about an alternate for JIF. A motion was made to approve Commissioner Seitz by Commissioner Nunn and the motion was seconded by Commissioner Fratianni. Roll call found all in favor.

The Director said that the Board needed to approve the Resolution #6 for an auditor. There were three proposals and that she would like to use Novogradac & Company LLP (name change from Fallon & Larsen) who they have used before.

The final step for the State Budget was in the packet with a resolution. After Superstorm Jonas the HA put in for emergency funds and they finally met and were awarding the HA \$9,328.00. The HA had no findings from the remote access audit. The HA received a dividend check from the Joint Insurance Fund was in the amount of \$1,755.00.

The HA was celebrating their 50 year anniversary and they would like to plan a celebration.

APPROVE RESOLUTIONS-

- 2017-1-1 To Appoint Grace Dekker as the Fund Commissioner for the Joint Insurance Fund and Nikolas Seitz as backup.**
- 2017-1-2 To Approve the Interlocal Agreement with Lakewood Housing Authority**
- 2017-1-3 To Approve Security Cameras for Site A**
- 2017-1-4 To Approve the ELOCCS Security Policy**
- 2017-1-5 To Support S-2663 and A-4234**
- 2017-1-6 To Approve Audit Services from Novogradac & Company, LLP for the Year Ended 2016**
- 2017-1-7 To Adopt the 2017 State Budget**

A motion was made to approve the resolutions by Commissioner Nunn. The motion was seconded by Commissioner Garibaldi. Commissioner Bacchione abstained.

MAINTENANCE SUPERVISOR – Mr. Dekker said that maintenance started out the year with one apartment turnover that was in bad shape and took twenty five days to complete. They also did a transfer. All the annual fire sprinklers, extinguishers and the boiler service and maintenance were done. Site inspections were done for Site A and work orders were created.

Commissioner Seitz gave kudos to the HA on the random audit that the HA came out with flying colors. The Executive Director thanked him for recognizing and she said that a big part of the VMS was through Linda and Dave with a collaboration of everyone.

Lawsuit - Legal Counsel explained the underfunding of HUD in 2012. HUD checked what housing authorities had established reserve accounts, which are funds that are not committed. Anybody who had these funds it was counted against them in their new funding. They basically penalized you for having reserves. The result was not fair. There was a lawsuit filed against HUD. The court ruled that HUD was wrong and should not have taken the money. BTHA is one of the 360 plaintiffs. It remains to be seen if it gets appealed and how much money and where it would come from.

UNFINISHED BUSINESS – The HA is going to work on the annuity for medical.

NEW BUSINESS – None

PUBLIC PORTION – None

CLOSED SESSION – None

MOTION TO ADJOURN – A motion was made to adjourn by Commissioner Nunn. The motion was seconded by Commissioner Fratianni. Roll call found all in favor.

Legal Counsel said that the HA should add about a consent agenda in the event anyone wanted to discuss something.