

**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 September 17, 2018, at 4:10 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JUDY NOONAN, CHAIRPERSON
KATHLEEN NUNN, VICE CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER
ANGIE FRATIANNI, COMMISSIONER
JENNIFER BACCHIONE, COMMISSIONER
KELLY GROSSE, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL

ABSENT: JANET MALANGA, TRANSCRIBER
BOB DEKKER, MAINTENANCE SUPERINTENDENT

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 12, 2018 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.

A Motion was made to make Judy Noonan the new Chairperson by Commissioner Grosse. The motion was seconded by Commissioner Fratianni.

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 March Board meeting Minutes by Commissioner Bacchione. The motion was seconded by Commissioner Fratianni. Roll Call found all in favor.

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

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

REPORTS TO THE BOARD:

LEGAL COUNSEL- Mr. Corrison said that the HA gets insurance through the Joint Insurance Fund and they renew the policy every year but every two years they have to comply with the Municipal Excess Liabilities policies on employment practices liabilities. One of the largest claims is employment practices liability. The changes this year are limited. Part of the protections for employees are a list of items you have to provide to people who are disabled or need reasonable accommodations. They have added breast feeding and that you cannot discriminate for that and you have to make accommodations for it.

EXECUTIVE DIRECTOR- The Housing Director said next month is the annual meeting and Dave will be there to go over any questions anyone might have on his handout for the budget. Grace had a few conversations with Judy and one of them was regarding Mr. Seitz resigning. Grace amended the HA policies that no fireworks of any kind will be permitted on HA property. HA put in for 3% salary increases for staff and 1% higher for director. The auditor gave a verbal that there were no findings. Operation Schoolhouse contract is enclosed and the HA renewed with them again. Ocean Pest has a contract for two years and that is enclosed in the Board packet. The contract for Be-Safe for security is enclosed in the packet for Board approval. The HA did recapture the HA funds from HUD. The lawsuit money finally came in and the HA received \$21,000.00. The Board meeting schedule for 2019 was included in the packet. There is an additional 19 Section 8 port-ins.

The HA has collected to date \$16,909.00 from families who committed fraud or unreported income. Bob and Rob did an amazing job on renovating an apartment and a model for an efficiency apartment. Training will be attended by Grace and Arlene.

MAINTENANCE SUPERINTENDENT – Bob was not present at the meeting. Grace said there were six turnovers.

APPROVE RESOLUTIONS-

- 2018-9-1 To Approve the Amendment of the Project Based Voucher Lease-No Fireworks Permitted
- 2018-9-2 To Approve Employee Increases for 2019
- 2018-9-3 To Approve the Ocean Pest Contract
- 2018-9-4 To Approve the Contract for Be-Safe Security Systems
- 2018-9-5 To Approve the Board Meeting Schedule for 2019
- 2018-9-6 To Approve the 2019 MEL Employment Practices Risk Control Update

A consent motion was made by Commissioner Grosse. The motion was seconded by Commissioner Nunn. Commissioner Bacchione abstained from the employee increases.

UNFINISHED BUSINESS –None

NEW BUSINESS – None

PUBLIC PORTION – None

CLOSED SESSION – None

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