

**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 May 28, 2019, at 4:00 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 (Arrived 4:03 PM)
ANGIE FRATIANNI, COMMISSIONER
JENNIFER BACCHIONE, COMMISSIONER
KELLY GROSSE, COMMISSIONER
DENISE PELLECCIA, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL (Arrived 4:07 PM)

ABSENT: DAVE CIARROCCA, ACCOUNTANT
BOB DEKKER, MAINTENANCE SUPERINTENDENT
JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 15, 2019 a notice of all meetings was provided to the Township of Berkeley Clerk's 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 moment of silence was observed.

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 by Commissioner Nunn to approve the Minutes. The Motion was seconded by Commissioner Grosse. Roll call found all in favor with the exception of Commissioner Pelleccchia who abstained.

NO CLOSED SESSION MINUTES TO APPROVE

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

REPORTS TO THE BOARD:

EXECUTIVE DIRECTOR – The Executive Director looked up some grants that we may qualify for, no luck. The Director called someone from HUD and they have nothing for PBV small Agencies.

Dave Ciarrocca has included his financial report for two months in the packet. There was a flood in Apartment #6 at Site B that happened in May. This is the first time that ever happened. The resident had to be placed temporarily in the Clarion Hotel. She does not have family that she can stay with. The HA had to pay for a few nights up front until the PO was set up and approved by their Headquarters. The apartment should be ready approximately June 17th. The insurance company has been notified and will reimburse the HA for everything, less our deductible.

The HA has SCORED 93 on its Certification for the Section 8 Program. Great job by this staff. This encompasses our day to day operations, as well as, financial.

The Director discussed the bank interest rates. She called Provident Bank and told them she was going to look around for a better rate which prompted them to increase the rate to 1.5%. This is on all of our accounts; therefore, earning the HA more interest per month.

We received about 80 applications for the PBV Waiting List. The Director would like to open the Section 8 Waiting List.

Director spoke of the recent JIF meeting during training she attended and Mr. Corrison will discuss.

LEGAL COUNSEL

Mr. Corrison discussed the new law for sexual abuse which extends the statute of limitation. It makes it so public entities are treated the same as religious or non-profit.

They discussed a tenant who is always on a repayment agreement and is currently on an extension. The woman was on schedule for a lock out. She wrote to the court and asked for a stay. The HA now wants her out because she has done this before and now we will meet with the judge.

MAINTENANCE REPORT

The Director said that the staff is finishing inspections and working on Work Orders from those inspections. Also, they are working on renovations. They are also keeping up with the grounds. Extermination has been completed.

MISCELLANEOUS

A comment from Commissioner Bacchione that an update be sent out via email to Board members when there is no meeting. The Director stated that we have to be in order with Roberts Rules and they should call the office if further clarification is required. Director stated she would send out an email keeping members advised of any occurrences. If a meeting is necessary, she will make the Chairperson aware and we could hold a Special Meeting, if a vote was needed. As a reminder, we are a small HA and no major projects are going on that Commissioners need to vote on. She will also send financials when she receives them.

APPROVE RESOLUTIONS-

2019-5-1 Resolution to Approve the Opening of the Section 8 Housing Choice Voucher Program Waiting List

A motion was made by Commissioner Gross to approve the Resolution. Commissioner Bacchione seconded the motion. Roll call found all others in favor.

UNFINISHED BUSINESS – None

NEW BUSINESS – None

CLOSED SESSION – None

MOTION TO ADJOURN – A motion was made by Commissioner Pellecchia to adjourn for the evening at 4:33pm. The motion was seconded by Commission Nunn. Roll call found all in favor.