

**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 via Zoom on June 8, 2020, at 4:00.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JENNIFER BACCHIONE, CHAIRPERSON
KELLY GROSSE, VICE-CHAIRPERSON
JUDY NOONAN, COMMISSIONER
DENISE PELLECCCHIA, COMMISSIONER
MARIA PELLECCCHIA, COMMISSIONER
NILDA GARIBALDI, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL
DAVE CIARROCCA, ACCOUNTANT
KATHLEEN NUNN, COMMISSIONER
ARLENE FEULA, SECTION 8 ASSISTANT

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 15, 2020 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.

The Executive Director called the Zoom meeting to order.

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.

Judy Noonan and Kathy Nunn stepped down from their roles as Chairperson and Vice-Chairperson. Nominations were made for Kelly Grosse and Jennifer Bacchione. Jennifer Bacchione was voted for Chairperson and Kelly Grosse Vice-Chairperson.

Grace thanked Kathy Nunn and Judy Noonan for all their hard work over the years serving as Chairperson and Vice-Chairperson.

Jennifer Bacchione took over the meeting at 4:07 PM.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE JANUARY BOARD MEETING: A motion was made to approve the Minutes for the January Board Meeting by Commissioner Noonan. The motion was seconded by

Commissioner Garibaldi. Commissioner Bacchione abstained. Roll Call found all others in favor.

NO CLOSED SESSION MINUTES TO APPROVE

AUTHORIZATION BY THE BOARD TO APPROVE ALL PAYMENT POINTS A THROUGH C FOR THE MONTHS OF FEBRUARY 2020 TO MAY 2020:

A motion was made by Commissioner Noonan to approve the payments. The motion was seconded by Commissioner D. Pellecchia. Roll Call found all others to be in favor.

REPORTS TO THE BOARD:

LEGAL COUNSEL – HUD put out a list of waivers that housing authorities could utilize to meet their obligations during COVID. HUD gave tools to work with and help to adapt what needs to stay compliant with requirements for inspections and move outs and move ins. The courts have also extended the period for lock outs. No tenants can be evicted before July 24th, no action can be brought before July 24th and even then a thirty day notice must be given before you can file suit and then if you do get to court there is a 60-day window after that.

EXECUTIVE DIRECTOR: The Executive Director congratulated the new Chair and Vice-Chairperson. Grace was notified that one of the residents has COVID. She called the Board of Health. The audit was started but he will not come to the HA at this time. The due date for the audit has been extended per HUD for six months. Dave Ciarrocca said the due date would be in March 2021.

The RAD inspections have been postponed and gives the HA more time to get them done based on when the inspection group is comfortable in doing them. The option to extend contract for Terry Corrison was one of the resolutions and would be until March 2021. From HUD the COVID Care Act gave the HA funds to relieve the HA for costs related to COVID. The HA bought new computers and now Arlene has one that she can take home. The Hearing Officer information was put in the packet and is normally a director from another agency and the HA must pay them \$100.

There was a list of dates for expiring contracts put in the packet. One of the things that was discussed was the proposals and the knowledge of HUD programs. The verbiage of "heated discussion" was removed and it now reads what Denise suggested to the Board. There is an emergency repair the bill was \$8136.00 they just submitted to the insurance company. She put information in the packet. The deductible is \$5000.00 for that.

The HA got a Home Depot refund check. The month of April everyone paid their rent. Twenty-seven residents went on unemployment, but they all paid their rent. The late fees for April, May and June were suspended. There was an issue with a HA credit card and beach badges that Judy Noonan was working on to get resolved. Someone gave the HA a gift certificate and the HA sent it back to the tenant as the HA cannot accept it. The HA is still running as they were before. The staff is separated and are keeping

everyone safe. The door is locked to the public. Signs are made for when the HA does open and what guidelines will be followed. Inspections are not being done right now. HUD allowed the HA to self-certify. Once COVID is over Bob will have all the inspections to do.

They had a meeting with the Township. The housing Authority terminated their ACC because they closed out and switched over to RAD and there is a resolution enclosed. Commissioner Denise Pellecchia and Maria Pellecchia were having problems with Zoom and Denise called in and listened on speakerphone.

Bob is renovating a studio apartment and should be done soon and will transfer one of the tenants to the new apartment. Bob is only doing the renovation on units that are old. The green light is a program that Bob found which is a grant with JCP&L and will give the HA low maintenance and efficient lights. The application is \$100. They are also working on the grounds. Site B had a lot of move-outs and they are getting three apartments ready.

RESOLUTIONS:

2020-5-1 To Approve Legal Services from Terrence Corrison per the Option to Extend

A motion was made by Commissioner Noonan to approve the resolutions. The motion was seconded by Commissioner Nunn.

Commissioner Denise Pellecchia had two questions on legal. One page 2 is there an increase? No, it is the same amount. On page 3 why is there a spot left blank? Grace said that the HA gets 6 evictions at no charge by Mr. Corrison. She said that most lawyers charge each time that they go to court. He will not charge the HA and they can put "zero" in that part of the contract. It says no charge already. Roll call found all in favor.

2020-5-3 To Terminate ACC for Public Housing per HUD

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

UNFINISHED BUSINESS – None

NEW BUSINESS – Judy Noonan said that she did not think it was right for any commissioners to send anything to the township about what the HA is doing. Commissioner Denise Pellecchia said that there is no Closed Session so anything that the Commissioners say anyone sitting in on the meeting would have heard. An email was sent to John Camera at the Township. Chairperson Bacchione stated that she

wanted everyone to remember Robert's Rules and ethics and that they are all here for the residents , and the staff.

PUBLIC PORTION – None

CLOSED SESSION – None

Chairperson Bacchione, and Vice Chair Grosse, thanked Judy Noonan and Kathy Nunn for all their service as Chairperson and Vice-Chair, Vice Grosse stated that she was glad they will be here to assist us if needed.

Commissioner Denise Pellecchia said that she sent an email out on January 30th to all Board members but wanted it known that she was not speaking on anyone's behalf but her own when she was requesting information from the HA.

MOTION TO ADJOURN: A motion was made to adjourn by Commissioner Noonan. The motion was seconded by Commissioner Denise Pellecchia. The time was 4:57 PM. Roll call found all in favor.