

**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 Virtual Meeting held on January 26, 2021, at 4:10 PM via Zoom video, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JENNIFER BACCHIONE, CHAIRPERSON
KELLY GROSSE, VICE CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER
DENISE PELLECCIA, COMMISSIONER (ABSENT)
KATHY NUNN (CALL-IN)
JIM BYRNES, COMMISSIONER (CALL-IN)
MARIA PELLECCIA, COMMISSIONER (ABSENT)
TERRENCE CORRISTON, LEGAL COUNSEL
DAVE CIARROCCA, ACCOUNTANT
BOB DEKKER, MAINTENANCE SUPERINTENDANT/INSPECTOR

Mayor Amato on Zoom Briefly. Linda Conway present. Arlene Feula on Zoom.

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on January 6, 2021, 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 moment of silence was observed.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE DECEMBER BOARD MEETING: A motion was made to approve the October Board meeting Minutes. All were in favor.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C: A motion was made to approve the payments by Commissioner Byrnes. Motion was seconded by Commissioner Grosse. All approved.

REPORTS TO THE BOARD:

LEGAL COUNSEL- Legal Counsel stated there were no proceedings for evictions held in court due to the Virus. "Quit Notice" will continue to be sent for "non-payment" of rent. A few Cease notices have been sent for other violations of the lease.

EXECUTIVE DIRECTOR – Director asked if there were any questions. Some questions were discussed before the meeting, so we had clarification.

State Budget was approved, and the 2nd step is to Adopt the State Budget.

Maintenance Charge List had 8 increases. There have not been any increases since 2019. All residents will receive a copy of Maintenance Charge List within 30 days prior to effective date.

One Audit proposal was received and that was from Rich Larsen (Novogradac & Company LLC.)

Resolution included as JIF Fund Commissioner to join and attend meetings. Insurance cost was increase.

With the number of applications received for PBV, the HCV Section 8 Waiting List did not open. Would like to amend Resolution 2021-1-5.

RFP for Legal Counsel will be posted in February and returned in March. Commissioner Bacchione , and Commissioner Grosse, and I will review. I will give the recommendation to the board.

Berkeley Housing had 6 residents that reported to the office they had the virus. Unfortunately, 1 passed away.

MAINTENANCE SUPERINTENDENT –All insurance certifications were received from vendors. Fire inspections completed and passed by the State of New Jersey and Township.

New fire extinguishers (70) were purchased @ \$29 a piece which included recharge, rather than paying \$34 to recharge. Extinguishers should be replaced every 6 years.

Trying to keep up with the renovations at both Sites.

MOTION TO APPROVE RESOLUTIONS 1 THROUGH 5. Commissioner Byrnes, Commissioner Grosse, second. All Commissioners Approved.

NO PUBLIC PORTION

APPROVE RESOLUTIONS- Any member who wishes to have a matter removed from the Consent Agenda may do so. All other matters will be voted on by a Consent Agenda Vote. Chairperson Bacchione asked for Consent. Motion to approve 1st Jim Byrnes, second Kelly Grosse. All Commissioners were in favor of Consent Agenda Vote Resolutions

- 2021-1-1 Adopt 2021 State Budget
- 2021-1-2 Approve Maintenance Charge List

2021-1-3 Approve JIF Fund Commissioner
2021-1-4 Approve Audit Services-2020-Novogradac LLC
2021-1-5 Amend Resolution (2020-12-3 referencing)

HCV Section 8 Waiting List

UNFINISHED BUSINESS –None

NEW BUSINESS – Commissioner Byrnes said he met with the Dept of Health for Bayville.

PUBLIC SESSION - None

CLOSED SESSION – None

MOTION TO ADJOURN –A motion was made to adjourn *at 4:26 pm* in the evening by Commissioner Byrnes. The motion was seconded by Commissioner Grosse. All approved. Commissioners were happy that we moved along quickly and got finished with all items on hand.

Jan 2021 Minutes