

**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 March 28th, 2023, at 4:30 PM, 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 PELLECCCHIA, COMMISSIONER
DAVID YTREBOE, COMMISSIONER (ABSENT)
KEN MIKA, COMMISSIONER (ABSENT)
DAVE CIARROCCA, ACCOUNTANT
ARLENE FEULA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on January 10, 2023, 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 NOVEMBER BOARD MEETING: A motion was made to approve the January, 2023 Board meeting minutes, 1st by Commissioner Garibaldi and 2nd by Commissioner Grosse. All approved.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C: A motion was made to approve the payments for March 2023, 1st by Commissioner Grosse and 2nd by Commissioner Pelleccchia. All in favor.

LEGAL COUNSEL – Cases back in court. Trying to resolve issues before court.

EXECUTIVE DIRECTOR – Rich Larsen would take any calls from Commissioners if anyone had any questions. There were no findings in the Audit and Commissioners can look at pages 39 and 40. Dave can also answer any questions.

No increase for our Legal Counsel with option to extend one (1) year (2024.)

SEMAP for 2022 sent to HUD.

Bid for Truck completed. Legal needs to review.

Closed waiting list after 50 applicants. 1 Veteran on waiting list moved in with his daughter.

Our new bookkeeper is combining Quick Books into PHA Web. Adding maintenance and repayment charges to PHA Web.

Maintenance charges are reviewed every April. No changes for 2023.

Commissioner Pellecchia had some questions that were answered via telephone prior to Board Meeting.

MAINTENANCE – There were 30 turnovers in 2022. One unit that had a move out had an estimated cost of \$25,000 to re-do.

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. **DUE TO CANCELLED MEETING IN JANUARY**

- 2023-1-1 Approve
- 2023-1-2 Approve
- 2023-1-3 Approve
- 2023-1-4 Approve

Approve Resolutions - 1st by Commissioner Pellecchia, 2nd by Commissioner Grosse.
All Approved

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.

- 2023-3-1 Approve
- 2023-3-2 Approve

Approve Resolutions – 1st by Commissioner Pellecchia, 2nd by Commissioner Grosse.
All approved.

PUBLIC PORTION – NONE

UNFINISHED BUSINESS – NONE

NEW BUSINESS – Bank signing-No signature stamp for checks

CLOSED SESSION – NONE

MOTION TO ADJOURN –A motion was made to adjourn at 4:40 pm in the evening by Commissioner Bacchione, 1st by Commissioner Grosse and 2nd by Commissioner Pellecchia. All approved and in favor.