

**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 December 2nd, 2025, at 4:30 PM, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JENNIFER BACCHIONE, CHAIRPERSON (PHONE)
KELLY GROSSE, VICE CHAIRPERSON (PHONE)
NILDA GARIBALDI, COMMISSIONER (PHONE)
DENISE PELLECCCHIA, COMMISSIONER (ABSENT)
DAVID TRETAWAY, COMMISSIONER
BOB BAUDO, COMMISSIONER (PHONE)
TERRENCE CORRISTON, ESQ. (PHONE)
ARLENE FEULA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on November 16, 2025, 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.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE OCTOBER 28th, 2025 meeting. A motion was made to approve the minutes 1st by Commissioner Grosse and 2nd by Commissioner Trethaway.
All others approved and in favor.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C: A motion was made to approve the payments for December 2025, 1st by Commissioner Trethaway and 2nd by Commissioner Garibaldi.
All others approved and in favor.

TERRY CORRISTON - Many Notices to Cease. Vigilant in violation to maintain unit and peaceful enjoyment to others. Couple of settlements.

EXECUTIVE DIRECTOR - Received back only 1 Proposal and from Ocean Pest who is our current exterminator at a cost of \$14,400/year. First increase in many years.

Copy of School Board/Operation Schoolhouse payment is enclosed.

Board approval for buy back sick time. Will work on Personnel Policy for discussion with committee.

2-year Shared Services Contract with Lakewood HA for bookkeeping services 2026 thru 2027. Saved \$26,000 last year with shared services.

Board approval for end of year write-off. (2024/Resident moved out in 2025) for unpaid rent and various charges. Will be sent to online credit and collection agency.

All maintenance certifications for 2025 have been completed and have been scheduled for 2026. Boilers will need to be replaced in 2026.

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. 1st by Commissioner Trethaway and 2nd by Commissioner Baudo.

- 2025-12-1 APPROVE EXTERMINATION AGREEMENT
OCEAN PEST - 2 YEARS
- 2025-12-2 APPROVE BUY BACK EMPLOYEE SICK TIME
- 2025-12-3 APPROVE SHARED SERVICES AGREEMENT
- 2025-12-4 APPROVE WRITE OFF of UNCOLLECTED
RENT/DAMAGES 2024/2025

All Approve and in favor.

PUBLIC PORTION - NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS - NONE

CLOSED SESSION - NONE

MOTION TO ADJOURN - A motion was made to adjourn at 4:50 pm in the evening by Commissioner Garibaldi and 2nd by Commissioner Trethaway.

All approved and in favor.

