

**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 20th, 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 PELLECCIA, COMMISSIONER
DAVID TRETHAWAY, COMMISSIONER
BOB BAUDO, COMMISSIONER
ARLENE FEULA, TRANSCRIBER (PHONE)

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on January 15, 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 JANUARY 25TH, 2025 meeting. A motion was made to approve the minutes 1st by Commissioner Pellecchia and 2nd by Commissioner Garibaldi.
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 January 2025 through May 2025, 1st by Commissioner Pellecchia and 2nd by Commissioner Grosse.
All others approved and in favor.

EXECUTIVE DIRECTOR - Welcomed new commissioner, Bob Baudo. Bob was given Commissioner Packet and briefly discussed procedures for board meetings. Will be scheduling classes.

Working with Nan McKay on new Administrative Plan for the new HOTMA, NSPIRE and PBV and when completed and put together, which consists of over 500 pages, I will present it to the Board for approval.

We were contacted by the OEM (Office of Emergency Management) to have a plan should the need arise for an evacuation. Will be sending a representative to

Speak with our seniors and inform them as to the services provided should it be necessary.

There is one (1) vacancy at each Site. Renovations are being made to each unit to bring up to date.

Novogradac was the only company who responded to the RFP. We are preparing for the 2024 audit

Towing signs have been put up at Site B and there have been no issues and no tickets were issued in 2 weeks.

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.

2025-3-1 APPROVE AUDIT SERVICES BY NOVOGRADAC & CO., LLC

Approved Resolutions – 1st by Commissioner Pellecchia, 2nd by Commissioner Baudo.

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 4:42 pm in the evening by Commissioner Pellecchia, and 2nd by Commissioner Trethaway.

All approved and in favor.

