

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

**Administrative Office
107 Throckmorton Street
Freehold, NJ 07728
October 5, 2022 at 5:00 p.m.**

NEW JERSEY OPEN PUBLIC MEETING ACT NOTICE

As required by NJSA 10:4-6 et.seq. known as the Open Public Meetings Act, adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing an Annual Notice dated December 2, 2021 setting forth the date, time and place of this meeting. Said notice was published in the local newspapers of record and posted on the Authority's website.

ROLL CALL

APPROVAL OF MINUTES for September 7, 2022

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTION dated for approvable at the October 5, 2022 meeting:

799-22 Resolution for the Approval of the Payment of Invoices dated 10-5-2022

800-22 Resolution Approving EFA Rental Resources LLC To Perform the Annual Apartment Inspections

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 2, 2022

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
September 7, 2022 at 5:00 p.m. – Regular Meeting**

Executive Director Joseph M. Billy, Jr. called the meeting to order at 5:00 p.m. in the Administrative Office of the Freehold Borough Housing Authority. The following Commissioners were present: Commissioner William Cannon, Commissioner Ruthann Broxmeyer, Commissioner Susan Sweetman, Commissioner Erika Woods, and Commissioner Meg Thomann. Also, present were Executive Director Joseph M. Billy, Sharon Whetzler, and Attorney Peter C. Lucas.

Commissioners that were excused: Commissioner Stella Mayes

Executive Director Joseph M. Billy, Jr. read the Open Public Meetings Act Notice, “Adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing a Notice dated December 2, 2021, setting forth the date, time and place of this meeting”.

THE MINUTES OF THE August 3, 2022 MEETING: Commissioner Sweetman motioned and seconded by Commissioner Broxmeyer to approve the Minutes. The roll call was unanimous with Commissioner Meg Thomann abstaining and the minutes were approved.

ATTORNEY REPORT: Mr. Lucas reported that the recent personal injury case has been settle with no out-of-pocket cost to the Housing Authority, another case has been filed. Mr. Lucas informed the Board that a new personal injury case was property reported to the insurance company regarding a slip and fall on laundry detergent. Mr. Lucas shall monitor the case accordingly.

REPORT OF THE EXECUTIVE DIRECTOR:

At this time, Mr. Billy, Executive Director reported on the following topics:

Mr. Billy reported the Board members received in their monthly package an updated Treasurer report as of July 29, 2022. Mr. Billy reported that the Housing Authority financial are in sound conditions as reported.

Mr. Billy reported the Board members received in their package an updated vacancy report as of July 30, 2022. The Housing Authority currently has 4 vacant unit at the senior location for which 3 unit have been rented with various move in date of August 10, 2022 to August 31, 2022 and 4 vacant units at the family site, at which time there are 2 rented for September 1st through September 15th.

Mr. Billy reported that HUD has been notified of our recent 5 lease ups bringing our vacancy rate to 96.4% compare to a 95% rate whereas the Housing Authority would be required for monthly monitoring with HUD.

Mr. Billy reported that NJNAHRO 2022 Fall Conference & Trade Show will be held on November 15, 16 & 17 in conjunction with the League of Municipality Conference in Atlantic City. Anyone interested in attending should contact the Housing Authority office.

Mr. Billy informed the Board that HUD has hired independent contractors to begin the required REAC inspections of public housing units. Mr. Billy reported that our Housing Authority has been scheduled for September 15th. A walk-through of grounds, common areas, and random apartment units shall be conducted.

Mr. Billy reported the Board members received in their package a copy of the 2021 Financial Audit. Mr. Billy stated that there were no findings or recommendations as reported on page 47 of the report and that the Housing Authority fee accountant, Mr. Thomas Furlong was satisfied with the report.

RESOLUTION #797-22: Commissioner Woods motioned and seconded by Commissioner Sweetman to approve the list of bills presented for payment dated September 7, 2022. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #798-22: Commissioner Broxmeyer motioned and seconded by Commissioner Thomann certifying the receipt of the Financial Audit for fiscal year ending December 31, 2021. The roll call was unanimous.

TENANT ISSUES: None at this time.

COMMISSIONER COMMENTS: None at this time.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Thomann motioned and seconded by Commissioner Sweetman to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:17 p.m.

Respectfully submitted,
Joseph M. Billy, Jr., Executive Director