

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

January 4, 2023 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 17, 2022 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

ELECTION OF OFFICERS

APPROVAL OF MINUTES for December 7, 2022

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTION dated for approvable at the January 4, 2023 meeting:

- 806-23 Resolution for the Approval of the Payment of Invoices dated 1-4-2023
- 807-23 Resolution awarding Fee Accountant Services
- 808-23 Resolution awarding Legal Services
- 809-23 Resolution awarding 2022 Auditing Services
- 810-23 Resolution awarding Exterminating Services

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 1, 2023

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
December 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, Thomas Furlong 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 17, 2022, setting forth the date, time and place of this meeting”.

THE MINUTES OF THE November 2, 2022 MEETING: Commissioner Sweetman motioned and seconded by Commissioner Woods to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: At this time, Mr. Lucas reported that he had no report to give.

ACCOUNTING REPORT: At this time, Mr. Furlong, Fee Account accountant reported on the introduction to the 2023 budget. Mr. Furlong highlighted on a few areas, such as: HUD subsidies shall be higher than previous years, expects higher dwelling rents due to Social Security increase and Capital Funds to increase. On the other side, Mr. Furlong reports that the Housing Authority insurance, employee pension/health benefits, sundry expenses will see an increase,

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 October 31, 2022. Mr. Billy reported that the Housing Authority finances and investment continue to be in healthy conditions as reported.

Mr. Billy reported the Board members received in their package an updated vacancy report as of October 31, 2022. The Housing Authority currently has 1 vacant unit at the senior location and 2 vacant units at the family site. Sharon continues to accept applications and interview potential tenants. HUD happy with our PIC score rate of 96.37%

Mr. Billy spoke about the Housing Authorities current bill list which shows paid expenses regarding the REAC and inhouse inspection. The inspection of fire extinguishers and the annual apartment inspections are listed for payment. Mr. Billy also mentioned that the annual apartment inspection list of failed/passed was included in their packet. Work order will be generated for repairs; fire/safety shall be given priority followed by non-emergency repairs (holes in walls, broken blinds, light fixtures, etc).

RESOLUTION #802-22: Commissioner Woods motioned and seconded by Commissioner Thomann to approve the list of bills presented for payment dated December 7, 2022. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #803-22: Commissioner Sweetman motioned and seconded by Commissioner Thomann to appoint Mr. Joseph M. Billy, Jr., Executive Director as the 2023 Fund Commissioner to the Joint Insurance Fund.

RESOLUTION #804-22: Commissioner Woods motioned and seconded by Commissioner Broxmeyer to approve the 2023 Board Meeting schedule. The roll call was unanimous. The 2023 Board Meeting schedule was approved.

RESOLUTION #805-22: Commissioner Broxmeyer motioned and seconded by Commissioner Sweetman to approve the introduction submission of the 2023 State Budget for review and approval. 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 Woods motioned and seconded by Commissioner Sweetman to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:35 p.m.

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