

**AGENDA FOR THE REGULAR MEETING  
OF THE HOUSING AUTHORITY OF THE BOROUGH  
OF FREEHOLD HELD ON APRIL 2, 2014**

**PUBLIC SESSION**

**Approval of minutes**

**Approval of bills & vouchers**

**Accountant: no report**

**Resolutions: Accepting 2014 Capital Fund Program**

**Attorney Report:**

**Executive Director: Annual Breakfast – scheduled for April 27<sup>th</sup>  
RAD Application Update  
REAC Inspection scheduled for June 5<sup>th</sup>  
UPCS Inspection Proposal-American Property**

**Tenant Issues:**

**Public Comments:**

Minutes regarding the Public Session of the Housing Authority of the Borough of Freehold held on April 2, 2014. A motion was duly made by Commissioner Peace and seconded by Commissioner Mayes that the Board members precede into open Public Session.

PRESENT: Commissioner Sweetman, Peace, Kelder, Mayes, Sims

EXECUSED: Commissioner McDaniel, Cardenas

ALSO PRESENT: Joseph Billy, Sharon Whetzler, Ms. Lourdes Lucas

**APPROVAL OF MINUTES:** Chairwoman Sweetman inquired if there were any questions pertaining to the minutes. There being none, a motion was duly made by Commissioner Sims and seconded by Commissioner Mayes to accept minutes as read. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Peace, Kelder, Mayes, Sims

NAYS: None

ABSENT: Commissioner McDaniel, Cardenas

ABSTAIN: None

**APPROVAL OF BILLS & VOUCHERS:** Chairwoman Sweetman inquired if there were any questions pertaining to the list of bills presented for payment. There being none, a motion was duly made by Commissioner Mayes and seconded by Commissioner Peace to accept all bills for payment. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Peace, Kelder, Mayes, Sims

NAYS: None

ABSENT: Commissioner McDaniel, Cardenas

ABSTAIN: None

**ACCOUNTANT REPORT:** No report.

**RESOLUTION #594:** Mr. Billy requested a resolution be adopted approving the 2014 Capital Funding Program in the amount of \$81,365.00. Mr. Billy reported the program will consist of site improvement, maintenance equipment, security camera upgrades, plumbing work, apartment turnover, and debt payment. Mr. Billy reported that the 2014 funding has a small increase of \$2,953 in regards to the 2013 program. After a brief discussion, a motion was duly made by

Commissioner Kelder and seconded by Commissioner Mayes to accept the 2014 Capital Funding Program from HUD. Mr. Billy called for vote:

AYES: Commissioner Sweetman, Peace, Kelder, Mayes, Sims

NAYS: None

ABSENT: Commissioner McDaniel, Cardenas

ABSTAIN: None

**ATTORNEY REPORT:** No report at this time.

**EXECUTIVE DIRECTOR REPORT:** Mr. Billy informed the Commissioners that there has been no updated information regarding the RAD Program.

At this time, Mr. Billy reminded the Board that the NJNAHRO Annual Conference will be held on April 23<sup>rd</sup> – 25<sup>th</sup> in Atlantic City for those who wish to attend. Mr. Billy informed the Commissioner that the Conference has a lot of helpful information for all those who attend. Commissioner Sweetman and Commissioner Sims related that they would attend for a 1-day event.

Mr. Billy informed the Board that the Housing Authority has received notice that their annual HDU REAC inspection will be conducted on June 5<sup>th</sup>.

Mr. Billy requested approval to contract with American Property Consultants to conduct a pre-REAC inspection in the amount of \$1,168.75 (all apartment units, common areas and grounds). Mr. Billy reported that the pre-inspection would allow the Housing Authority staff to better prepare for its annual inspection.

**COMMISSIONER COMMENTS:** Commissioner Sweetman reminded the Commissioner that the Annual Brunch is scheduled for Sunday, April 27<sup>th</sup> at 11:00 at the Colts Neck Inn. Ms. Whetzler will confirm attendance on or before April 21<sup>st</sup> for those wishing to attend.

At this time, the Commissioners informed Mr. Billy it is with great pleasure to increase his hourly pay by \$10.00 for his service as Executive Director. It has been noted that Mr. Billy has brought to our Housing Authority experience, knowledge and clarity.

Commissioner Peace reported that Miguel (maintenance) has been doing an excellent job with maintaining the grounds and apartment units.

**GUEST SPEAKER:** No one at this time.

**PUBLIC COMMENTS:** The meeting was opened for public comments, the following issues were discussed: No comments were made – no one in attendant.

There being no further business to come before the Board, after a motion duly made by Commissioner Sims and seconded by Commissioner Mayes the meeting was adjourned at 5:40 p.m.

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Joseph M. Billy, Jr., Secretary