

**AGENDA FOR THE REGULAR MEETING  
OF THE HOUSING AUTHORITY OF THE BOROUGH  
OF FREEHOLD HELD ON MARCH 5, 2014**

**PUBLIC SESSION**

**Approval of minutes (January)**

**Approval of bills & vouchers**

**Accountant: no report**

**Resolutions:**  
**Retain Fee Account**  
**Retain Auditor for Fiscal Year Ending 12/31/2013**  
**Retain Legal Counsel**  
**Final Reading of 2014 State Budget**  
**Late State Budget Submission of the first reading**

**Attorney Report:**

**Executive Director:**  
**Annual Breakfast – rescheduled**  
**RAD Application Update**  
**By-Laws**

**Tenant Issues:**

**Public Comments:**

Minutes regarding the Public Session of the Housing Authority of the Borough of Freehold held on March 5, 2014. A motion was duly made by Commissioner Peace and seconded by Commissioner McDaniel that the Board members precede into open Public Session.

PRESENT: Commissioner Sweetman, Peace, Kelder, Mayes, McDaniel, Sims, Cardenas (phone in)

EXECUSED: None

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 Kelder and seconded by Commissioner Peace to accept minutes as read. Chairwoman Sweetman called for a vote:

AYES: Commissioner Sweetman, Peace, Kelder, Mayes, McDaniel, Cardenas (phone in)

NAYS: None

ABSENT: None

ABSTAIN: Commissioner Sims

**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 Cardenas and seconded by Commissioner Mayes to accept all bills for payment. Chairwoman Sweetman called for a vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ACCOUNTANT REPORT:** No report.

**RESOLUTION #589:** Mr. Billy requested a resolution be adopted approving Professional Services for a Fee Account as per HUD regulations. Mr. Billy reported proposals were solicit, received and opened. Mr. Billy reported that Mr. Thomas Furlong was the only proposal received for the period of February 1, 2014 to January 31, 2015 with an annual contract fee of \$24,000. After a brief discussion, a motion was duly made by Commissioner Kelder and seconded by Commissioner Peace to accept contract proposal. Mr. Billy called for vote:

AYES: Commissioner Sweetman, Peace, Kelder, Mayes, McDaniel, Sims,  
Cardenas  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**RESOLUTION #590:** At this time, Mr. Billy requested a resolution be adopted approving Profession Services to perform a 12-month audit (1/1/13 to 12/31/13) of the Housing Authority records as per HUD regulations. Mr. Billy reported that proposals were solicit, received and opened. Mr. Billy informed the Board that two proposals were received, as follows: Hymanson, Parnes & Giampaolo of Lincroft at \$4,905.00 and Lawson, Rescinio, Schibell & Associates with Ms. Christine Brown as lead auditor of Oakhurst at \$4,450.00. After a brief discussion, a motion was duly made by Commissioner Sims and seconded by Commissioner Kelder to accept the proposal as submitted by Lawson, Rescinio, Schibell & Associates. Mr. Billy called for vote:

AYES: Commissioner Sweetman, Peace, Kelder, Mayes, McDaniel, Sims,  
Cardenas  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**RESOLUTION #591:** Mr. Billy requested a resolution be adopted approving Professional Services for Legal as per HUD regulations for the period of March 1, 2014 to February 28, 2015. Mr. Billy reported proposals were solicit, received and opened. Mr. Billy informed the Board that three proposal were received, as follows: Eric Bernstein & Associates of Warren submitted an annual proposal of \$21,600, Law Offices of Peter C. Lucas of Oakhurst submitted an annual proposal of \$12,600 and Michael Mirne, Esq. of Ocean submitted an annual proposal of \$2,400.00. After a brief discussion, a motion was duly made by Commissioner Sims and seconded by Commissioner Mayes to accept the proposal submitted by the Law Offices of Peter C. Lucas. Mr. Billy called for a vote:

AYES: Commissioner Sweetman, Peace, Kelder, Mayes, McDaniel, Sims,  
Cardenas  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**RESOLUTION #592:** At this time, Mr. Billy requested a resolution be adopted regarding the final reading of the 2014 State Budget submission. Mr. Billy reported that there are no changes to the 2014 State Budget. After a brief discussion a motion was duly made by Commissioner Kelder and seconded by Commissioner Peace to submit the final reading of the 2014 State Budget for their review and approval. Mr. Billy called for a vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**RESOLUTION #593:** Mr. Billy reported that the State has requested a resolution be adopted whereas the Housing Authority did not submit their 2014 State Budget submission 60-days prior to the new fiscal year. Mr. Billy informed the Board that the Budget was unable to be submitted realizing that HUD subsidy calculation were not received until late November 2013. After a brief discussion, a motion was duly made by Commissioner Kelder and seconded by Commissioner Peace to submit the resolution as requested. Mr. Billy called for a vote:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ATTORNEY REPORT:** At this time, Ms. Lucas inquired if there were any comments or questions from the Board regarding the new amended By-Laws. There being none, a motion was duly made by Commissioner Peace and seconded by Commissioner McDaniel to accept the amended By-Laws as read.

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

NAYS: None

ABSENT: None

ABSTAIN: None

**EXECUTIVE DIRECTOR REPORT:** Mr. Billy reported that the Housing Authority's RAD Application had been electronically submitted on December 24, 2013. Mr. Billy reminded the Board that HUD is currently funding only 60,000

units. Mr. Billy reported that the additional 100,000 units that were to be added in 2014 was not approved and that HUD is maintaining a waiting list of those who applied for future approved units.

Mr. Billy thanked Ms. Lucas for her time and assistance to amend and distributed the new By-Laws.

At this time, Mr. Billy informed 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.

Mr. Billy informed the Board that the Housing Authority has received its technical closeout from HUD regarding 2011 Capital Fund Program.

**COMMISSIONER COMMENTS:** At this time, Commissioner Sweetman reported that due to scheduling and weather the Annual Brunch that was scheduled for January 26<sup>th</sup> is opened for a new date. After a brief discussion, the date of April 27<sup>th</sup> at 11:00 at the Colts Neck Inn had been chosen. Ms. Whetzler will confirm attendance on or before April 21<sup>st</sup> for those wishing to attend.

At this time, Commissioner Peace to report that maintenance has done an excellent job with the amount of snow storms we had this year, but does report there has been on occasions ice build up around the garbage dumpster were tenants have been unable to throw their garbage.

**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 Kelder and seconded by Commissioner McDaniel the meeting was adjourned at 5:55 p.m.

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Joseph M. Billy, Jr., Secretary