

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

April 6, 2016 at 5:00 p.m. – Regular Meeting

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, 2015 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 March 2, 2016

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the April 6, 2016 meeting

641-16 Resolution requesting Approval of the Payment of Invoices dated 4-6-16

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 4, 2016

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
April 6, 2016**

Executive Director Joseph M. Billy 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: Vice-Chairperson Reginald Sims, Commissioner Frances McDaniel, Commissioner Lazaro Cardenas, and Commissioner Stella Mayes. Also present were Joseph M. Billy, Jr., Executive Director, Sharon Whetzler, and Ms. Lourdes Lucas, Attorney.

Commissioners that were absent: Chairperson Susan H. Sweetman, and Commissioner Veronica Masi.

Executive Director Joseph M. Billy 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 an Annual Notice dated December 2, 2015, setting forth the date, time and place of this meeting. Said notice was published in the local newspaper for circulation and posted on the Authority's website.

THE MINUTES OF THE March 2, 2016 MEETING: Commissioner Cardenas motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: At this time, Ms. Lucas reported that there has been no legal issue regarding tenants (very quiet).

Ms. Lucas reported that the Joint Insurance Fund is requesting 2016 updates to the Employee Handbook. Ms. Lucas informed the Board that this procedure is done every two years.

REPORT OF THE EXECUTIVE DIRECTOR:

Mr. Billy updated the Board on the following topics:

Mr. Billy reported that he has signed off to receive reimbursement (hotel expenses) from the insurance in the amount of \$17,757. Mr. Billy reported the total remediation cost for the mold removal in Building 18 crawl space and various apartments was \$211,000. Mr. Billy has informed the Board

that new double size vents have been installed to allow better air flow and two new sump pumps will also be installed.

Mr. Billy reported that Greystone has re-visited our application regarding the Physical Assessment. A meeting was held today with Aparri Engineer and Mr. Thomas Furlong to revise the Physical Assessment value to less than \$2 million. Mr. Billy informed the Board that some of the unit cost line items have been remove and could be done out of operation funds.

Mr. Billy reminded the Board that the Annual MARC-NJNAHRO Conference will be held April 24th to April 26th and that there is still time to register.

RESOLUTION #641-16: Commissioner Sims motioned and seconded by Commissioner Cardenas to approve the list of bills presented for payment dated April 6, 2016. The roll call was unanimous. The bills were approved for payment.

TENANT ISSUES: No issues reported.

PUBLIC COMMENTS: Ms. Parks of apartment 41 was in attendance to report that her shower makes a loud noise when in use and the bathroom sink stopper is not holding water. Ms. Whetzler advised that she would follow up with maintenance. Ms. Parks also reported that on two occasions a package was to be delivered and was denied. A discussion was held and the Board of Commissioner have decided that the Housing Authority employees will no longer accept personal packages. Tenants, UPS, Federal Express and the local post man shall be informed to deliver all packages directly to their destination.

COMMISSIONER COMMENTS: None at this time.

There being no further business before the Board, Commissioner Sims motioned and seconded by Commissioner Cardenas to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Joseph M. Billy, Jr., Executive Director