

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY
Administrative Office
107 Throckmorton Street
Freehold, NJ 07728
November 7, 2018 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 6, 2017 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 October 3, 2018

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the August 1, 2018 meeting:

708-18 Resolution for the Approval of the Payment of Invoices dated 11-7-2018

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 5, 2018

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
October 3, 2018**

Vice-Chairman William Cannon 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 Erika Woods and Commissioner Stella Mayes (via tele-communication). Also, present were Executive Director Joseph M. Billy, Attorney Peter C. Lucas, and Sharon Whetzler.

Commissioners that were excused: None

Vice-Chairman Cannon 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 6, 2017, 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 August 2, 2017 MEETING: Commissioner Cannon motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

THE MINUTES OF THE November 8, 2017 MEETING: Commissioner Mayes motioned to approve the Minutes. The roll call was unanimous and the minutes were approved.

THE MINUTES OF THE December 6, 2017 MEETING: Commissioner Cannon motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

THE MINUTES OF THE August 1, 2018 MEETING: Commissioner Cannon motioned and seconded by Commissioner Broxmeyer to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Mr. Lucas reported that a Court Hearing is scheduled for Friday, October 5th with the Monmouth County Courts regarding two tenants who currently owe the Housing Authority.

FEE ACCOUNTANT: At this time, Mr. Thomas Furlong spoke about the 2017 Financial Audit as prepared by Novogradac & Company. Mr. Furlong informed the Board that they will notice on page 34 of the report it shows that there are no

findings. Mr. Furlong referred to pages 12 & 13 regarding the pension funding whereas the housing authority current liability is \$399,912 to be paid over the next 20 years.

Mr. Furlong referred the Board to the introduction of the 2019 State Budget. Mr. Furlong stated that he expects no issues and that final adoption is schedule for December 5, 2018.

Mr. Furlong reported that the housing authority is having a descent year with 93% operating subsidies being received.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported that the Board members have received in their package an updated Treasurer report and Vacancy report as of August 31, 2018. Mr. Billy reported that the Housing Authority finance remain healthy as reported in their package.

Mr. Billy reported that the Housing Authority has 4 vacant units at the senior location and 4 vacant units at the family site as of August 31, 2018. However, Mr. Billy reported that you will see that the Housing Authority has 2 senior units rented and will be re-locating 2 family units. The Housing Authority continues to notify and interview potential applicants for its vacant units and is currently accepting applications for seniors 62 years of age and older, and families that would qualify for a 3-bedroom unit.

RESOLUTION #704-18: Commissioner Cannon motioned and seconded by Commissioner Woods to approve the list of bills presented for payment dated September 5, 2018. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #705-18: Commissioner Cannon motioned and seconded by Commissioner Mayes to approve the list of bills presented for payment dated October 3, 2018. The roll call was unanimous. The bills were approved for payment.

RESOLUTIONS 706-18: Commissioner Cannon motioned and seconded by Commissioner Woods to approve the submission of the 2019 State Budget. The roll call was unanimous.

RESOLUTION 707-18: Commissioner Cannon motioned and seconded by Commissioner Broxmeyer certifying the receipt of the Financial Audit for fiscal year ending December 31, 2017. The roll call was unanimous.

TENANT ISSUES: At this time, Ms. Whetzler reported that she is working with legal regarding non-payment of rents.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Cannon motioned and seconded by Commissioner Woods 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