

**AGENDA FOR THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE BOROUGH
OF FREEHOLD HELD ON DECEMBER 3, 2014**

PUBLIC SESSION

Approval of minutes

Approval of bills & vouchers

Accountant: no report

**Resolutions: 2015 JIF Fund Commissioner
2015 Monthly Board of Commissioner Meeting Schedule**

Attorney Report: Letter to tenant – bathtub over flow

**Executive Director: Roof Construction
Letter to Mr. Bellina, Borough Administrator**

Tenant Issues:

Public Comments:

Minutes regarding the Public Session of the Housing Authority of the Borough of Freehold held on December 3, 2014. A motion was duly made by Commissioner Sims and seconded by Commissioner Kelder that the Board members precede into open Public Session.

PRESENT: Commissioner Sweetman, Kelder, McDaniel, Sims, Cardenas

ABSENT: Commissioner Mayes

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 McDaniel to accept minutes as read. Chairwoman Sweetman called for a vote:

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

NAYS: None

ABSENT: Commissioner Mayes

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 McDaniel and seconded by Commissioner Cardenas that the bills be paid as presented. Chairwoman Sweetman called for a vote:

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

NAYS: None

ABSENT: Commissioner Mayes

ABSTAIN: None

ACCOUNTANT REPORT: No report at this time.

RESOLUTION #605: At this time, Mr. Billy, Executive Director requested a resolution be adopted approving the yearly re-appointment of Ms. Sharon Whetzler as the 2015 Fund Commissioner for the New Jersey Joint Insurance Fund as required by the by-laws. After a brief discussion, a motion was duly made by Commissioner McDaniel and seconded by Commissioner Kelder to re-appoint Ms. Whetzler as the representative of the Housing Authority's 2015 Fund Commissioner to the New Jersey Joint Insurance Fund. Chairwoman Sweetman called for a vote:

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

RESOLUTION #606: At this time, Mr. Billy, Executive Director requested a resolution be adopted approving the 2015 Monthly Board Meeting Schedule as presented to the Commissioner. After a brief discuss, a motion was duly made by Commissioner Sims and seconded by Commissioner McDaniel to approve the 2015 Board Meeting Schedule. Chairwoman Sweetman called for vote:

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

ATTORNEY REPORT: Ms. Lucas reported she sent a letter to the resident of 107-57 regarding their bathtub overflow which caused damaged to the resident property below them and that they would be responsible for the cost of repairs, remediation and replacement that may have been caused by the overflow of water to any and all resident below their apartment unit.

Ms. Lucas reported that she would be sending Notices to Cease regarding the failure to remove air conditioners to a hand full of tenants.

EXECUTIVE DIRECTOR REPORT: Mr. Billy reported to the Board that the roof replacement at the senior citizen site is moving fairly well. Mr. Chris Nam of Aparri Engineer was on site December 2nd and reported that 75% of the roof has been laid. Mr. Billy also noted that there has been only one minor leak in 107-57 were the seam meets due to heavy rains and that the contractor was notified and responded immediately. Mr. Billy is confident that the job will be completed before the winter snow arrives.

Mr. Billy reported that the Housing Authority is awaiting the insurance claim to be approved regarding the cleanup in the crawl space of building 119 between apartments 4-6 where broken water lines were found to be leaking and repaired.

Mr. Billy reported that a letter was sent to Mr. Joseph Bellina, Borough Administrator regarding the recommendation of a senior to fill the vacant seat of Commissioner Margaret Peace.

COMMISSIONER COMMENTS: At this time, Chairwoman Sweetman recommended to the Board that a foot stone (noting years of service) and/or sign “Peace Pathway” from Throckmorton Street to the parking lot in front of building 115 be placed in honor of Commissioner Peace who gave her all for the residents that we serve. All welcomed the recommendation.

Also, Chairwoman Sweetman suggested that the Re-Organization Meeting to be held on January 11th or January 18th, possibility are the Lincroft Inn or Colts Neck Inn. A final discussion to be held at the next regular meeting.

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

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Joseph M. Billy, Jr., Secretary