

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

PUBLIC SESSION

Approval of minutes

Approval of bills & vouchers

**Accountant: 2015 State of New Jersey Budget
2015 HUD Budget**

**Resolutions: 2015 State of New Jersey Budget Submission
2015 HUD Budget Submission**

Attorney Report:

**Executive Director: Mold Remediation – 14 Haley Street
Broken water lines under building 119
Tree Removal – 2 locust trees at 69-2
Roof Pre-Construction Meeting – 10/15/14
Unit #34 clutter – letter sent re-inspect 11/7/14
Building flood - #57 over flow bathtub**

Tenant Issues:

Public Comments:

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

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

EXECUSED: Commissioner Cardenas

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

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, Mayes, Sims

NAYS: None

ABSENT: Commissioner Cardenas

ABSTAIN: None

APPROVAL OF BILLS & VOUCHERS: Chairwoman Sweetman inquired if there were any questions pertaining to the list of bills presented for payment. At this time, Commissioner Sims inquired about the payments to Ray Dobbin Construction; Mr. Dobbin has been assisting in repairing numerous bathroom supporting walls due to deterioration in the senior building and assisting maintenance with additional carpentry work. After a brief discussion, a motion was duly made by Commissioner Kelder and seconded by Commissioner McDaniel to accept all bills for payment. Chairwoman Sweetman called for a vote:

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

NAYS: None

ABSENT: Commissioner Cardenas

ABSTAIN: None

ACCOUNTANT REPORT: At this time, Mr. Furlong reported that the Housing Authority's 2015 State of New Jersey Budget has been prepared and ready for submission. Mr. Furlong explained that the State has implemented a lot more data collection, whereas the information pertaining to each individual Commissioner, travel expense reimbursement, and the Re-Organization brunch cost, all were at a minimal cost to the Housing Authority.

Mr. Furlong reported that the 2015 HUD Budget has been completed and ready for submission. Mr. Furlong explained that due to the additional subsidies of approximately \$25,000 in 2014 the Housing Authority would end the year with a \$10,000 surplus with the same outcome in 2015.

RESOLUTION #603: Chairwoman Sweetman requested a resolution be adopted approving the submission of the Housing Authority's 2015 State Budget as presented by Mr. Thomas Furlong, Fee Account. After a brief discussion, a motion was duly made by Commissioner Kelder and seconded by Commissioner Mayes to submit the 2015 State Budget for their review and approval. Chairwoman Sweetman called for a vote:

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

RESOLUTION #604: Chairwoman Sweetman requested a resolution be adopted approving the submission of the Housing Authority 2015 Annual Budget to HUD as presented by Mr. Furlong for their review and approval. After a brief discuss, a motion was duly made by Commissioner Kelder and seconded by Commissioner McDaniel to submit the Housing Authority 2015 Annual Budget for review and approval. Chairwoman Sweetman called for vote:

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

ATTORNEY REPORT: Ms. Lucas reported that there is no new business to report.

EXECUTIVE DIRECTOR REPORT: Mr. Billy reported to the Board that bid proposals were received on September 24, 2014 for the roof replacement at the senior citizen site and awarded to Arista Builders and Designers of Jackson for \$158,000. Mr. Billy informed the Board that a pre-construction meeting was held on October 15, 2014 and is confident that the job will be done before the bad winter weather arrives.

Mr. Billy reported that RAMM Environmental Services had performed an air and mold testing in building 14 after a tenant complaint of an odor in her apartment.

Mr. Billy informed the Board that the Housing Authority has sought quotes to remediate the mold in the crawl space area, as follows: Quest Air of Princeton with a quote of \$4,995.00, TermiGuard of West Berlin with a quote of \$11,800.00 and RAMM Environmental Services of Fair Lawn with a quote of \$10,900.00 (2 sections). At this time, Mr. Billy stated that references would be contacted regarding the workmanship and cost of Quest Air.

Mr. Billy reported that maintenance has found two broken water lines in the crawl space of building 119 between apartments 5 and 6, along with mold. Mr. Billy reported that a claim has been filed with the insurance company.

Mr. Billy reported that D & S Tree service did a wonderful job in removing to large locust trees and exposed roots behind building 16. Mr. Billy reported that the tree roots are causing sidewalk, patios and ground lifting.

Mr. Billy reported that a letter was sent to a senior resident regarding the over cluttering in her apartment. At this time, Ms. Whetzler reported that the State was called for a no heat in the apartment unit and the tenant did not answer, maintenance tried to enter unit with no success (unit keys/master keys), banged on door, tenant arrogant towards inspectors, Mr. Graziano, and Miguel. A called was placed to Commissioner Sims for some assistance regarding the condition of the apartment (hallway and radiator blocked by boxes, bed within 2 feet of stove, pathway to walk) at which time, Commissioner Sims responded to the apartment and gave 24 hours notice to the resident that he would return with Code Enforcement and police officer to gain access to the apartment and change out the door lock. A re-inspection will be conducted on Friday, November 7th by the Housing Authority and Code Enforcement.

Mr. Billy reported that a resident in the senior building left the bathtub water running full blast while being side tracked (cooking/sleeping?) causing major flooding in the apartment below and further down the line. Ms. Lucas has been asked to send the resident a letter holding them accountable for any and all damages caused to other residents and their apartment unit.

Mr. Billy reported that HUD has approved the Housing Authority's Five-Year Annual Plan for 2015-2019.

COMMISSIONER COMMENTS: At this time, Chairwoman Sweetman requested that the Housing Authority do some type of dedication (plaque or a planted tree) in honor of Commissioner Peace who gave her all for the residents that we serve.

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 Mayes and seconded by Commissioner Kelder the meeting was adjourned at 6:05 p.m.

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Joseph M. Billy, Jr., Secretary