

# AGENDA

**FREEHOLD BOROUGH HOUSING AUTHORITY**  
**Administrative Office**  
**107 Throckmorton Street**  
**Freehold, NJ 07728**  
**November 2, 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 April 6, 2016 and October 5, 2016

## ATTORNEY REPORT

## EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the November 2, 2016 meeting

653-16 Resolution requesting Approval of the Payment of Invoices dated 11-2-16

## TENANT ISSUES

## PUBLIC COMMENTS

## ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 7, 2016

**MINUTES OF THE  
FREEHOLD BOROUGH HOUSING AUTHORITY  
November 2, 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: Commissioner Reginald Sims, Commissioner William Cannon, Commissioner Stella Mayes, and Commissioner Lazaro Cardenas. Also present were Joseph M. Billy, Jr., Executive Director, Sharon Whetzler, and Ms. Lourdes Lucas, Attorney.

Commissioners that were absent: Commissioner Frances McDaniel 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 April 6, 2016 MEETING: Commissioner Cardenas motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

THE MINUTES OF THE OCTOBER 5, 2016 MEETING: Commissioner Sims motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Mrs. Lucas reported to the Board in regards to the matter of Ms. Deborah Ellis former tenant who owes monies to the Housing Authority. Mrs. Lucas reported that the Housing Authority has a Judgment against Ms. Ellis who was currently in foreclosure of her home and where loss litigation was agreed upon and new arrangements were made on Ms. Ellis behalf. Ms. Lucas reported that the Housing Authority would need to re-file their complaint/Judgment.

Other than the Ellis matter everything else seems to be quiet.

## REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported that the Housing Authority continues to schedule interviews with potential tenants for our vacant units and relocate tenants that are currently over/under housed. The current waiting list for seniors (62 years old or older) and families (3 bedrooms) have just about been depleted. The waiting list shall remain open until a sizeable list has been established for those unit sizes.

Mr. Billy informed the Board that building 16 and building 14 have been completed with the installation of larger crawlspace vents. Mr. Billy reported that the existing vents were small and covered with installation reducing air flow in the crawlspace.

Mr. Billy reminded the Board that the Annual NAHRO Conference will be held in Atlantic City on November 14 through November 17. Those interested in attending should contact Sharon immediately.

RESOLUTION #653-16: Commissioner Cardenas motioned and seconded by Commissioner Mayes to approve the list of bills presented for payment dated November 2, 2016. The roll call was unanimous. The bills were approved for payment.

TENANT ISSUES: No issues reported.

PUBLIC COMMENTS: None at this time.

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 5:12 p.m.

Respectfully submitted,  
Joseph M. Billy, Jr., Executive Director