

## **AGENDA**

**FREEHOLD BOROUGH HOUSING AUTHORITY**  
**Administrative Office**  
**107 Throckmorton Street**  
**Freehold, NJ 07728**  
**September 6, 2017 at 5:00 p.m. – Regular Meeting**

### **NEW JERSEY OPEN PUBLIC MEETING ACT NOTICE**

As required by NJS 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 7, 2016 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 August 2, 2017 meeting

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the September 6, 2017 meeting

681-17 Resolution for the Approval of the Payment of Invoices dated 9-6-2017

682-17 Resolution to Renew Membership in the NJ Public Housing Authority JIF

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE:                      Wednesday, October 4, 2017

**MINUTES OF THE  
FREEHOLD BOROUGH HOUSING AUTHORITY  
September 6, 2017**

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: Chairman Reginald Sims, Commissioner William Cannon, Commissioner Veronica Masi, and Commissioner Stella Mayes. Also present were Joseph M. Billy, Jr., Executive Director, Attorney Lourdes Lucas and Sharon Whetzler.

Commissioners that were absent: Commissioner Lazaro Cardenas

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 a Notice dated December 7, 2016, 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: The minutes were tabled due to a quorum of Commissioners who attended the meeting and are not present for tonight's vote.

ATTORNEY REPORT: At this time, Ms. Lucas reported that there is a court date of September 22<sup>nd</sup> regarding a family unit tenant for non-payment of rent. At this time, it is noted that non-profit agencies are gathering the funds to assist in the arrearage.

Ms. Lucas reported that a small claim will be filed against a former tenant who vacated owing rent and damages once all the figures have been calculated.

Ms. Lucas reported that she would file a small claim against Standard Sanitation of New Brunswick for damage to the camera lines in the amount of \$900.00.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported that the Board members received in their package an updated Treasurer report and Vacancy report as of July 31, 2017. Mr. Billy reported that the Housing Authority finance is healthy.

Mr. Billy reported that Verizon will begin the installation of their fiber optic lines September 21, 2017.

Mr. Billy reported that a pre-construction will be held on September 13, 2017 regarding the Sewer/Sidewalk replacement at the family site.

Mr. Billy reported that the Annual NJAHRA's Conference will be held on September 24<sup>th</sup> through September 26<sup>th</sup> at the Resorts Hotel in Atlantic City. Anyone wishing to attend should contact Sharon Whetzler for information.

RESOLUTION #681-17: Commissioner Cannon motioned and seconded by Commissioner Mayes to approve the list of bills presented for payment dated September 6, 2017. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #682-17: Commissioner Cannon motioned and seconded by Commissioner Mayes to renew the Housing Authority's' membership with the New Jersey Public Housing Authority Joint Insurance Fund for the period of January 1, 2018 to December 31, 2020. The roll call was unanimous.

TENANT ISSUES: Ms. Whetzler reported that a family vacated an apartment unit without proper notice and owing two months' rent.

Ms. Whetzler also reported that several residents would be receiving a "Notice to Cease" concerning their habitual non-payment of rent.

COMMISSIONER COMMENTS: At this time, Commissioner Mayes would like the minutes of March 1, 2017 and May 10, 2017 corrected to read that she was excused and not absence from the monthly Board meeting.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Mayes motioned and seconded by Commissioner Cannon to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:20 p.m.

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