

HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK
BOARD OF COMMISSIONERS MEETING – MARCH 28, 2011

Present: **Michael Thulen, Chairman**
 John Zabriski, Vice-Chairman
 Paul Hayes, Commissioner
 Stephen S. Scaturro, Commissioner
 Rocco Sottarelli, Commissioner
 John Sansone, Commissioner
 Madeline Knight, Resident Commissioner

Dennis Salerno, Executive Director
 Kim Pascarella, Esq. HATB Legal Counsel
 Nancy Nicholson, Service Coordinator

Call To Order: Chairman Michael Thulen called the Regular Meeting of the Housing Authority of the Township of Brick to order at 7:45 P.M. at David M. Fried Community Room. He announced that this meeting was being held in accordance with the Open Public Meetings Act of the State of New Jersey (Sunshine Law) and adequate notice has been given.

Salute to
The Flag: Chairman Thulen led the assembly in the salute to the Flag.

Roll Call: Upon roll call, the following Commissioners answered present: Hayes, Sansone, Zabriski, Knight, Scaturro, Sottarelli, and Chairman Thulen. Also present were Kim Pascarella, Esq., Dennis Salerno, Executive Director, and Nancy Nicholson, Service Coordinator.

Item #1: Authorization by the Board of Commissioners to approve and accept minutes of meeting held on February 28, 2011.

There being no additions, deletions or corrections on motion by Commissioner Scaturro and seconded by Commissioner Sansone, the minutes were accepted as submitted. Upon roll call, all Commissioners voted "Aye".

Item #2: Authorization by the Board of Commissioners to approve for payment vouchers #22515 through #22568 and Direct Deposit D44100 through D45200, Operating Account, March, 2011.

Motion to approve for payment vouchers #22515 through #22568 and Direct Deposit D44100 through D45200, Operating Account was made by Commissioner Sansone and seconded by Commissioner Knight. Commissioner Hayes asked how many mattress covers were purchased? Mr. Salerno said we ordered over a dozen. Upon roll call Commissioners Sansone, Scaturro, Knight, and Chairman Thulen voted "Aye" Commissioner Hayes voted "Aye" on all except for voucher #22539 in which he voted "No". Commissioner Sottarelli abstained. Commissioner Zabriski upon roll call said the following statement *"Mr. Chairman, I am going to abstain from voting on this resolution and any further requests for approval of expenditures until I can get from our "Legal Council" in writing as to the "Legality" of the "Authorities" financial abilities to pay debts. In the meeting we had with the two attorneys, it was mentioned that we cannot authorize payment unless funds were available to do so. Additionally, after review with our Executive Director, there seems to be a concern as to who is authorized with the bank to sign checks. Another concern that I have is that you Mr. Chairman refuse to sign checks. It seems to me that you are not fulfilling your duties as "Chairman" as our "BY-LAWS" states and I quote "The Chairman shall sign all contracts, deeds, vouchers and other instruments made by the Authority". If "ONE" has the ability to authorize such papers, that person must execute the transactions from beginning to end. Thank You.* Commissioner Zabriski also added that from this day forward, until this is resolved he will no longer authorize or sign any checks or vouchers. Chairman Thulen said this will be discussed in Closed Session.

Item #2A: Authorization by the Board of Commissioners to approve for payment vouchers #22569 through #22574 and Direct Deposit D45900 through D46400, Operating Account, March, 2011.

Motion to approve for payment vouchers #22569 through #22574 and Direct Deposit D45900 through D46400, Operating Account, March, 2011 was made by Commissioner Hayes and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". Upon roll call, Commissioners Hayes, Sansone, Scaturro, Knight, and Chairman Thulen voted "Aye". Commissioner Zabriski "abstained".

Item #3: Authorization by the Board of Commissioners to approve for payment vouchers #24181 through #24258 and Direct Deposit D1374 through D1445, Section 8 Account, March 2011.

Motion to approve for payment vouchers #24181 through #24258 and Direct Deposit D1374 through D1445, Section 8 Account, March, 2011 was made by Commissioner Scaturro and seconded by Commissioner Sansone. Upon roll call, Commissioners Hayes, Sansone, Scaturro, Knight, and Chairman Thulen voted "Aye". Commissioner Zabriski "abstained".

Item #4: Authorization by the Board of Commissioners to approve for payment vouchers #2106 through #2107, Tenant Security Refund Account, March, 2011.

Motion to approve for payment vouchers #2106 through #2107, Tenant Security Refund Account, March, 2011 was made by Commissioner Hayes and seconded by Chairman Thulen. Upon roll call, Commissioners Hayes, Sansone, Scaturro, Knight, and Chairman Thulen voted "Aye". Commissioner Zabriski "abstained".

Item #5: Authorization by the Board of Commissioners to approve for payment vouchers #4090 through #4093, Capital Fund Account, March, 2011.

Motion to approve for payment vouchers #4090 through #4093, Capital Fund Account, March, 2011 was made by Commissioner Sansone and seconded by Commissioner Scaturro. Commissioner Hayes asked if the leaks have been corrected at George Conway. Mr. Salerno said the one wing is being done now and we are going out to bid to fix the other wings soon. Upon roll call, Commissioners Hayes, Sansone, Scaturro, Knight, and Chairman Thulen voted "Aye". Commissioner Zabriski "abstained".

Item #6: Report of Executive Director

Mr. Salerno read his report for those present.

Item #7: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick Amending the 2010-2011 Budget to provide for funding for the George J. Conway Apartment Building (A Wing & C Wing) Roof Replacement Project and the Elevator Replacement Project.

Mr. Furlong led the Board into a discussion how he amended the Budget to appropriate the funds for the replacement of the A and C wing roof and the Elevator Replacement project for the George Conway Building and he will discuss the budget with more detail at next month's meeting. Motion to approve was made by Commissioner Zabriski and seconded by Commissioner Sansone. Upon roll call, all Commissioners voted "Aye".

Item #8: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick authorizing the receipt of bids for the replacement of the George J. Conway apartment building roof (A Wing & C wing)

Motion to approve was made by Commissioner Scaturro and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

Item #9: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick authorizing the receipt of bids for the replacement of elevators.

Motion to approve was made by Commissioner Sansone and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

Item #10: Resolution by the Board of Commissioners authorizing write-off of accounts receivable for prior tenants who ceased tenancy with amount still due the Authority.

Commissioner Sansone asked over the year how much do we let go by the waist side without pursuing tenants who owe rent. Mr. Salerno said these are tenants who passed away or moved. Commissioner Hayes said every attempt is made to collect. Upon roll call, all Commissioner voted "Aye".

Item #11: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick approving a facilities use policy.

Commissioner Hayes said he had questions regarding this and he would like to discuss in closed session. Chairman Thulen agreed and said this will be discussed in closed session. Mr. Salerno said our risk manager is in attendance to answer any question during the discussion in closed session.

Item #12: Resolution by the Board of Commissioners authorizing travel and attendance for Commissioners and staff at the HUD-PH Green Conference – Going Green: Intelligent Investments for Public Housing, April 12 & 13th, 2011, at the Park Plaza Hotel, Boston, MA.

Motion to approve was made by Commissioner Sansone and seconded by Commissioner Zabriski. Upon roll call, Commissioner Hayes, Sansone, Zabriski, and Chairman Thulen voted "Aye". Commissioner Knight abstained. Commissioners Scaturro and Sottarelli voted "No". Commissioner Hayes changed his vote to a "No" after reviewing the Budget Comparison report.

Item #13: Tenant/Applicant Status Report.

Mrs. Nicholson read the report for those present.

Item #14: Committee Reports

A. Building and Grounds Committee

Commissioner Zabriski read the report for those present.

B. Budget and Finance Committee

B-1: Budget Comparison Report

Commissioner Scaturro read the report for those present.

C. Personnel Committee

Commissioner Zabriski said there is nothing to report but there have been discussion to hire replacement man hours for Nick Sesto when he retires.

Item #15: Tenant Comments.

Josephine Fisher, Forge Pond resident complained about a couch that has been left out in the hallway on the second floor. Mr. Salerno said he will look into it.

Wilma Flag, Forge Pond resident had several complaints about the sink in the Community Room, the food left out for the wild animals and garbage bags being left out in the parking lot. Mr. Sesto said he will look into it and see if he has to call in a plumber. Commissioner Thulen suggested having the maintenance department pick up the trays of food and throw them out and to look into the garbage being left in the parking lot.

Marlene Warrelman, Forge Pond resident wanted to know why the window contractor is not removing the blinds like they did for George Conway. Mr. Salerno said there were a lot of problems when the contractor did that in George Conway, so this time we opted out.

Item #15: Tenant Comments continue.....

Grace Jenkins, Forge Pond resident complained about her ceiling paint cracking over her bed. Chairman Thulen asked if a work order was generated? Ms. Jenkins said she put one in but nothing was corrected. Mr. Salerno said it will be taking care of now since Mr. Nilan is now the maintenance man in Forge Pond and he does great work.

Jean Simons, George Conway wanted to know when the last time we inspected the apartments. Mr. Salerno said once a year inspections are done in house and then HUD inspectors come after that.

Alice Lombardi, Forge Pond resident asked if we will ever be getting assigned parking. Chairman Thulen said there will be a discussion during closed session regarding title 39 and he reminded the tenants there is a process we must follow before we can enforce the parking lots. Ms. Lombardi also complained that Forge Pond is very filthy. Mr. Salerno said he will look into it.

Item #16: Report of Attorney.

None to report.

Commissioner Sansone asked the Attorney why Title 39 was taken so long to resolve. He noted that this subject has been brought up to the Attorney's of the firm at several past meetings and nothing is being done. Mr. Pascarella explained title 39 and that there are steps that have to be taken in order to get this approval and this does not happen overnight. A lengthy discussion followed. Council-Liaison Scaturro discussed what the Township needed and she will look into it and get back to Mr. Salenro.

Item #17: New Business

None to report

Item #18: Resolution by the Board of Commissioners authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matters exempt under the Public Open Meetings Act (P.L. #1975) in executive session.

Motion to close the meeting to the public and go into Executive Session for the purpose of discussing contracts and personnel was made by Commissioner Hayes and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye". The meeting was closed at 8:25 P.M. Commissioner Hayes left because he was not feeling well.

Motion to open the meeting to the public was made by Commissioner Zabriski and seconded by Commissioner Sansone. The meeting was opened at 9:05 P.M.

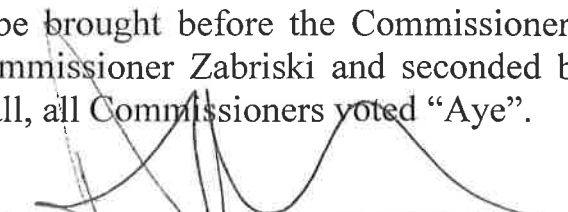
Item #19: Public Portion.

None to report

Chairman Thulen announced the only motion that was needed was for the current resolution of signers for checks would continue which is Vice-Chair John Zabriski, Commissioner Scaturro and Mr. Salerno. Motion was made by Commissioner Hayes and seconded by Commissioner Zabriski. Upon roll call, Commissioners Hayes, Zabriski, Scaturro, Knight, Sottarelli and Chairman Thulen voted "Aye". Commissioner Sansone voted "No".

The Board requested that Mr. Furlong write a letter stating what the State's position is on the fungibility of line items in the budget.

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Zabriski and seconded by Commissioner Sansone. Upon roll call, all Commissioners voted "Aye".


Dennis Salerno,
Secretary/Executive Director

Adjournment