

HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK
BOARD OF COMMISSIONERS MEETING – MAY 24, 2010

Present:

Michael Thulen, Chairman
John Zabriski, Commissioner
Paul Hayes, Commissioner
Rocco Sottarelli, Commissioner
Stephen S. Scaturro, Commissioner
Madeline Knight, Resident Commissioner

AGENDA ITEM #

MEETING DATE

10/28/10

Joe Coronato, Esq. HATB Legal Counsel
Dennis Salerno, Executive Director
Nicholas Sesto, Maintenance Supervisor
Nancy Nicholson, Service Coordinator

Chairman Thulen presented former Commissioners Wilma Flagg and George Stavrou with a plaque for their dedication and time served with the Housing Authority of the Township of Brick. Mrs. Flagg thanked everybody and said she enjoyed her time on the Board. Mr. Stavrou said it was an honor to serve on this Board and he apologized for his sudden resignation and he thanked the Commissioners, staff and residents for all their support.

Call To Order: Chairman Michael Thulen called the Regular Meeting of the Housing Authority of the Township of Brick to order at 7:30 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, Zabriski, Scaturro, Knight, Sottarelli and Chairman Thulen. Also present were Joe Coronato, Esq., Dennis Salerno, Executive Director, Nicholas Sesto, Maintenance Supervisor, and Nancy Nicholson, Service Coordinator.

Item #1: **Authorization by the Board of Commissioners to approve and accept minutes of meeting held on April 26, 2010.**

There being no additions, deletions or corrections on motion by Commissioner Hayes and seconded by Commissioner Zabriski, 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 #21902 through #21949 and Direct Deposit D31300 through D31800, Operating Account, May, 2010.**

Motion to approve for payment vouchers #21902 through #21949 and Direct Deposit D31300 through D31800, Operating Account for May, 2010 was made by Commissioner Zabriski and seconded by Chairman Thulen. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli and Chairman Thulen voted "Aye". Commissioner Scaturro voted "Aye" on all except for payment voucher #21937, in which he abstained.

Item #2A: **Authorization by the Board of Commissioners to approve for payment vouchers #21950 through #21960 and Direct Deposit D31900 through #D32400, Operating Account, May, 2010.**

Motion to approve for payment vouchers #21950 through #21960 and Direct Deposit D31900 through #D32400, Operating Account, for May, 2010 was made by Commissioner Sottarelli and seconded by Commissioner Zabriski. Upon roll call, Commissioners Zabriski, Scaturro, Knight, Sottarelli and Chairman Thulen voted "Aye". Commissioner Hayes voted "Aye" on all except for payment voucher #21953 in which he abstained.

Item #3: Authorization by the Board of Commissioners to approve for payment vouchers #23385 through #23469 and Direct Deposit D655 through D710, Section 8 Account, May, 2010.

Motion to approve for payment vouchers #23385 through #23469 and Direct Deposit D655 through D710, Section 8 Account for May, 2010 was made by Commissioner Sottarelli and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

Item #4: Authorization by the Board of Commissioners to approve for payment vouchers #2087 through #2090, Tenant Security Refund Account, May, 2010.

Motion to approve for payment vouchers #2087 through #2090, Tenant Security Refund Account for May, 2010 was made by Commissioner Hayes and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

Item #5: Authorization by the Board of Commissioners to approve for payment vouchers #4068 and #4070, Capital Fund Account, May, 2010.

Motion to approve for payment vouchers #4068 and #4070, Capital Fund Account for May, 2010 was made by Commissioner Hayes and seconded by Commissioner Zabriski. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli and Chairman Thulen voted "Aye". Commissioner Scaturro voted "Aye" on all except for payment voucher #4070, in which he abstained.

Item #6: Authorization by the Board of Commissioners to approve for payment voucher #3113, Tenant Service Account, May, 2010.

Motion to approve for payment vouchers was made by Commissioner Sottarelli and seconded by Commissioner Hayes. Upon roll call, all Commissioners voted "Aye".

Item #7: Report of Executive Director

Mr. Salerno read his report for those present.

Item #8: Resolution by the Board of Commissioner adopting a No Smoking Policy.

Motion to adopt a No Smoking Policy was made by Commissioner Scaturro and seconded by Commissioner Thulen. Upon roll call, Commissioners Zabriski, Scaturro and Chairman Thulen voted "Aye". Commissioners Hayes and Sottarelli voted "No" and Commissioner Knight abstained.

Item #9: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick, County of Ocean, State of New Jersey, designating a custodian of Government Records and establishing a policy for access to public records.

To be discussed in closed session.

Item #16: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick Authorizing award of contract for installation of surveillance cameras at the Forge Pond building.

Motion authorizing award of contract for installation of surveillance cameras at the Forge Pond building was made by Commissioner Sottarelli and seconded by Commissioner Hayes. Upon roll call, all Commissioners voted "Aye".

Item #10: Tenant/Applicant Status Report.

None to report.

Item #11: Committee Reports

A. Building and Grounds Committee

Commissioner Zabriski read the report for those present.

B. Budget and Finance Committee

Commissioner Scaturro read the report for those present.

C. Budget Comparison Report

Commissioner Scaturro read the report for those present.

D. Personal Committee

Chairman Thulen mentioned that there are personal issues that will be discussed in closed session.

Item #12: Report of Attorney.

Mr. Coronato said he had a few items that he will discuss in closed session.

Item #13: New Business

No new business to discuss.

Item #14: Public Portion.

Wilma Flagg, Forge Pond resident thanked the Board on behalf of Marie Roberts and Gloria Kursar for overseeing the maintenance issues they were experiencing, the two Forge Pond residents were unable to attend the meeting. Ms. Roberts was pleased that her carpet was fixed and Ms. Kursar was happy that the squirrels were removed from her air conditioner sleeve. Ms. Flagg had several other questions for the Board. She asked if the air conditioner covers can be replaced on those apartments in Forge Pond that are missing, to avoid future squirrel or bird issues. Commissioner Zabriski said he will look into that. She also wanted to know if it cost the Authority any more money to rectify the fire flow pipe. Chairman Thulen said it has not cost any extra money at this time; however the final documents are still being worked on. Ms. Flagg asked if the part-time resident aides that are going to work nights will have master keys to the apartments. Commissioner Zabriski said no, they will not have master keys, if there is an emergency the resident will call a staff member. Barbara Stump, George Conway resident asked about the air conditioners in the bedroom windows. Commissioner Hayes said that there will be a discussion amongst the Board members in closed session on that issue. Several tenants questioned as to why they cannot smoke in their units. There was a lengthy discussion regarding the smoking policy. Chairman Thulen said this was a HUD regulation and that tenants can not smoke in their units, in accord to the Smoke-Free Act and for the safety of our residents. Ms. Dawn Weber, George Conway resident complained that she has a leak coming in from her window and that she is not satisfied how it was fixed. Mr. Salerno said to come to the office on Tuesday and he will take care of it.

Item #15: 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 possible litigation was made by Commissioner Zabriski and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was closed at 8:20PM.

Continue.....

Item #15: 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 possible litigation was made by Commissioner Zabriski and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was closed at 8:20PM.

Motion to open the meeting to the public was made by Commissioner Hayes and seconded by Commissioner Scaturro. The meeting was opened at 8:50PM.

Chairman Thulen requested a motion in regards to agenda item #9 which is a resolution to designate a custodian of Government Records and establishing a policy for access to public records, he noted that the only change is that the Executive Director will be the custodian and the alternate will be the Board Attorney. Motion to approve was by Commissioner Scaturro and seconded by Commissioner Sottarelli. Upon roll call, all Commissioners voted "Aye".

Item #17: Resolution by the Board of Commissioners to establish an Air Conditioner Policy.

Chairman Thulen explained that due to the new window installation window air conditioners will not be allowed. He requested that the Board Attorney write up a payment agreement that the resident can purchase an approved portable air conditioner from the Housing Authority. Motion to approve was made by Commissioner Scaturro and seconded by Commissioner Hayes. Upon roll call, all Commissioners voted "Aye".

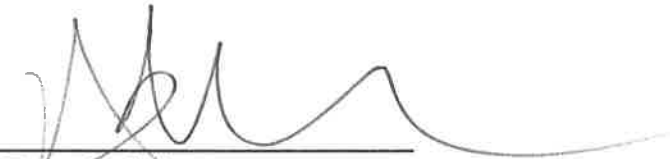
Item #18: Resolution by the Board of Commissioners to approve for the Executive Director to further qualify two residents for the position of temporary resident aide.

Motion to approve the hiring of two resident aides as long as there is a back ground check was made by Commissioner Scaturro and seconded by Commissioner Zabriski. Upon roll call, Commissioners Hayes, Zabriski, Scaturro, Knight and Chairman Thulen voted "Aye". Commissioner Sottarelli voted "No". Chairman Thulen noted for the record that the individuals will be at will employees.

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

The meeting adjourned at 9:55 PM, all Commissioners voted "Aye".

Adjournment



Dennis Salerno,
Executive Director/Secretary