

HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK
BOARD OF COMMISSIONERS MEETING – APRIL 26, 2010

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

AGENDA ITEM #

MEETING DATE

5/24/10

Joe Coronato, Esq. HATB Legal Counsel
Dennis Salerno, Executive Director
Tony Matthews, Council-Liaison
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 7:30 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, Tony Matthews, Council-Liaison, Administrative Assistant and Nancy Nicholson, Service Coordinator.

Item #1:

Authorization by the Board of Commissioners to approve and accept minutes of meeting held on March 29, 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".

Chairman Thulen moved up item #7 on the agenda to accommodate our accountant's schedule.

Item #7: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick authorizing approval of the HATB Annual Budget and Capital Budget (FY2010/2011).

The Chairman introduced Thomas Furlong, the Housing Authority's Accountant. Mr. Furlong said he had met with the Budget and Finance Committee prior to the meeting. He explained that this is the introduction stage of the Annual Budget for FYE 2011. Mr. Furlong discussed the deficit that is occurring in our budget. Mr. Furlong explained the change in the HUD formula that could potentially reduce the Housing Authority's subsidy by \$100,000. There was a lengthy discussion. Mr. Furlong explained that we have to conserve our reserves so we don't reach an unsafe level. Motion to approve was made by Commissioner Zabriski and seconded by Commissioner Scaturro. Upon roll call, all Commissioners' voted "Aye".

Item #2: Authorization by the Board of Commissioners to approve for payment vouchers #21846 through #21891 and Direct Deposit D29500 through D30600, Operating Account, April, 2010.

Motion to approve for payment vouchers #21846 through #21891 and Direct Deposit D29500 through D30600, Operating Account, April, 2010 was made by Commissioner Hayes and seconded by Commissioner Sottarelli. Commissioner Scaturro asked Mr. Salerno for an explanation on the Fire and Security repair on the all call system. Mr. Salerno explained what the all call system is used for. Commissioner Zabriski noted that we are spending a lot of money on repairs in the past few months. Mr. Salerno said he was evaluating that now and he is hoping that there will be some changes made. Chairman Thulen asked that the Building and Grounds Committee look into this. Upon roll call, Commissioners Hayes, Scaturro, Knight, Sottarelli, and Chairman Thulen voted "Aye". Commissioner Zabriski voted "Aye" on all except for payment voucher #21881, in which he voted "No".

Item #2A: Authorization by the Board of Commissioner to approve for payment vouchers #21892 through #21901 and Direct Deposit D30700 through D31200, Operating Account, April, 2010.

Motion to approve for payment vouchers #21892 through #21901 and Direct Deposit D30700 through D31200, Operating Account, April, 2010 was made by Commissioner Zabriski and seconded by Commissioner Hayes. Upon roll call, all Commissioners voted "Aye".

Item #3: Authorization by the Board of Commissioners to approve for payment vouchers #23218 through #23297 and Direct Deposit D600 through D654, Section 8 Account, April, 2010.

Motion to approve for payment vouchers #23218 through #23297 and Direct Deposit D600 through D654, Section 8 Account, April, 2010 was made by Commissioner Scaturro and seconded by Commissioner Sottarelli. Upon roll call, all Commissioners voted "Aye".

Item #4: Authorization by the Board of Commissioners to approve for payment vouchers #2084 through #2086, Tenant Security Refund Account, April, 2010.

Motion to approve for payment vouchers #2084 through #2086, Tenant Security Refund Account, April, 2010 was made by Commissioner Sottarelli and seconded by Commissioner Hayes. Upon roll call, all Commissioners voted "Aye".

Item #5: Authorization by the Board of Commissioners to approve for payment vouchers #4066 and #4067, Capital Fund Account, April, 2010.

Motion to approve for payment vouchers #4066 and #4067, Capital Fund Account, April, 2010 was made by Commissioner Zabriski and seconded by Commissioner Hayes. Upon roll call, all Commissioners voted "Aye".

Item #6: Report of Executive Director

Mr. Salerno read his report for those present. Mr. Salerno asked the Board for a motion to hire five (5) part time temporary resident aides, which will work on site between the hours of 7:00PM – 7:00AM. Chairman Thulen said that this issue will be discussed in closed session.

Item 7 was approved in the beginning of the meeting.

Item #8: Resolution by the Board of Commissioners authorizing the retention of the professional engineering services of T&M Associates.

Motion authorizing the retention of the professional engineering services of T&M Associates was made by Commissioner Scaturro and seconded by Commissioner Zabriski. Commissioner Hayes suggested that we replace the roof at Conway, before we put in solar tubes at David Fried. Commissioner Zabriski said that this was a grant that was received specifically for the solar tubes. Commissioner Hayes asked how the residents feel about the solar tubes. Mr. Salerno said they are looking forward to it. Upon roll call, Commissioners Zabriski, Scaturro, Knight and Chairman Thulen voted "Aye". Commissioner Hayes passed on the vote and Commissioner Sottarelli voted "No".

Item #9: Resolution by the Board of Commissioner adopting a No Smoking Policy.

Chairman Thulen tabled this for further review and discussion.

Item #10: Tenant/Applicant Status Report.

Mrs. Nicholson read the report for those present.

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.

Commissioner Scaturro also asked for the staff to prepare a budget to our actual, so each month we show what we budgeted and where we actually are.

C. Personal Committee

Commissioner Sottarelli said there was a meeting regarding the hiring of the 5 part time resident aides and it will be discussed in closed session.

Item #12: Report of Attorney.

None to report.

Item #13: New Business

Commissioner Hayes congratulated Chairman Thulen on the good job he is doing as Chairman.

Item #14: Public Portion.

Wilma Flagg, Forge Pond resident spoke for several residents at Forge Pond who had complaints. First was Marie Roberts had trouble with her rug lifting. Mr. Salerno said we are already working on correcting that problem. Second was the odor that was coming from Loretta Cragin's apartment and third was a squirrel nest in someone's air conditioner sleeve. Mr. Salerno said he was aware of all the issues and they were being taken care of. Chairman Thulen asked that the Building and Grounds Committee assure these problems are rectified. Mr. Rich Amato, George Conway Resident and Paul Rathman, George Conway Resident had complaints about the Air Conditioners not being allowed in the bedroom windows. A lengthy discussion pursued and Commissioner Zabriski suggested portable air conditioner units. The Chairman asked that Building and Grounds review this issue further.

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 9:05PM.

Chairman Thulen added Item #16 which was a motion to go into a agreement to pay Mon Oc - \$6,000.00 to correct fire flow line at Forge Pond. Motion was made by Commissioner Sottarelli and seconded by Commissioner Scaturro. Upon roll call, Commissioners Zabriski, Scaturro, Knight, Sottarelli and Chairman Thulen voted "Aye". Commissioner Hayes abstained.

Added Item #17 motion to approve a recommended position for 5 part time aides with added suggestions was made by Commissioner Hayes and seconded by Commissioner Knight. Upon roll call all Commissioners voted "Aye".

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

The meeting adjourned at 9:10 PM, all Commissioners voted "Aye".


Dennis Salerno
Executive Director/Secretary