

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

DECEMBER 6, 2017

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of December 6, 2017.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; and Attorney Melissa Pellechio of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the October 11, 2017 Board of Commissioners Meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	2	X			
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the minutes of the October 11, 2017 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of October 12, 2017 to October 31, 2017 in the amount of \$31,100.72. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners approved the motion to accept and pay all bills for the period of October 12, 2017 to October 31, 2017.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of November 1, 2017 to November 30, 2017 in the amount of \$45,433.86. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA	1	X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the motion to accept and pay all bills for the period of November 1, 2017 to November 30, 2017.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of December 1, 2017 to December 6, 2017 in the amount of \$8,743.44. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	2	X			
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the motion to accept and pay all bills for the period of December 1, 2017 to December 6, 2017.

**SECRETARY /TREASURER’S REPORT**

The Secretary/Treasurer, Ann J. Ferguson, reports on the balances of all Authority accounts and Certificates of Deposits (CD’s), the interest rate on each, as well as the actual and average rents collected for the months of November 2017 and December 2017.

A Motion was made to accept the Secretary/Treasurer’s Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

**UNFINISHED BUSINESS**

The Secretary/Treasurer reported to the Board of Commissioners regarding the use of non-federal funds to participate in the Public Housing Authorities Directors Association (“PHADA”) litigation regarding the 2012 Operating Reserve Offset.

The Secretary/Treasurer reported to the Board of Commissioners on the anti-smoking measures implemented pursuant to Resolution 2017-24. Residents have signed up for hypnotherapy sessions and the Housing Authority purchased other smoking cessation equipment.

**NEW BUSINESS**

The Secretary/Treasurer reported to the Board of Commissioners regarding the Right to Know Act surveys. A vendor has been procured to handle reporting of survey results.

The Secretary/Treasurer stated that she received a letter from the Mayor regarding the appointment of Joanne Petkov to the Board of Commissioners. The appointment is pending approval by the City Council.

A Motion was made to enter into Executive/Closed Session for discussion of confidential personnel matters, pending litigation, and matters of attorney-client privilege. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
SHIRLEY RUSE	1	X			

The Board entered into Executive/Closed Session for the discussion of matters of pending litigation and attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners returned to open session.

**MAINTENANCE REPORT**

Read and filed.

**PUBLIC COMMENTS**

Michael Oberfeld expressed his appreciation for the friendly staff and for all the work that has been completed since he became a Housing Authority resident earlier in the year.

Joanne Petkov commented that she was excited to be joining the Board of Commissioners. She thanked Secretary/Treasurer Ann J. Ferguson for her assistance.

**COMMISSIONER’S COMMENTS**

None.

A Motion was made to adjourn the meeting at 5:19 p.m. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
SHIRLEY RUSE	1	X			

The meeting was adjourned at 5:19 p.m.