

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 11, 2017

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of October 11, 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			
JEFFREY KROWICKI					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
SHIRLEY RUSE		X			

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

A Motion was made to approve the minutes of the September 13, 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			
JEFFREY KROWICKI					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners approved the minutes of the September 13, 2017 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of September 14, 2017 to October 11, 2017 in the amount of \$30,252.80. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the period of September 14, 2017 to October 11, 2017.

Commissioner Krowicki arrives late at 5:02 p.m.

**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 month of October 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			
JEFFREY KROWICKI	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA	1	X			
SHIRLEY RUSE		X			

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

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

The Secretary/Treasurer reports to the Board that Mary Spoon is a retired employee since February 2013 and that the City of Linden has recently stated that they do not offer Vision benefits to retired employees. The Secretary/Treasurer also reports to the Board on two evictions of tenants.

2017-24 Resolution approving and authorizing the purchase of a CD machine, blank CDs, and CD players. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2017-24.

2017-25 Resolution to approve and authorize the adoption of the updated “No Smoking Policy”. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2017-25.

2017-26 Resolution approving and authorizing payment to the Executive Director in lieu of vacation for 2018. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2017-26.

**MAINTENANCE REPORT**

Read and filed.

**PUBLIC COMMENTS**

None.

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

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

The Board of Commissioners returned to open session.

**COMMISSIONER’S COMMENTS**

None.

A Motion was made to adjourn the meeting at 5:36 p.m. The following vote ensued:

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

The meeting was adjourned at 5:36 p.m.