

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

SEPTEMBER 12, 2018

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of September 12, 2018.

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			
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

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

A Motion was made to approve the minutes of the June 13, 2018 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the June 13, 2018 meeting.

2018-17: Resolution approving and authorizing the adoption of the Housing Authority's annual budget. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-16.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for June 14, 2018 through June 30, 2018 in the amount of \$2,440.02; July 1, 2018 through July 31, 2018 in the amount of \$45,146.52; August 1, 2018 through August 31, 2018 in the amount of \$59,418.00; and September 1, 2018 through September 11, 2018 in the amount of \$23,645.21. 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		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners approved the motion to accept and pay all bills for June 14, 2018 through June 30, 2018; July 1, 2018 through July 31, 2018; August 1, 2018 through August 31, 2018; and September 1, 2018 through September 11, 2018.

SECRETARY /TREASURER’S REPORT

The Secretary/Treasurer, Ann J. Ferguson, reported 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 July, August, and September 2018.

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	1	X			
JOANNE PETKOV		X			
SHIRLEY RUSE	2	X			

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2018-18: Resolution ratifying a temporary salary increase to Brian Dooley for serving as the Acting Maintenance Director. 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		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-17.

2018-19: Resolution ratifying a temporary salary increase to Robert Horre for serving as the Acting Assistant Maintenance Director. 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		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-18.

2018-20: Resolution approving and authorizing the purchase of five new computers. 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		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-19.

2018-21: Resolution approving and authorizing the issuance of letters of commendation to Kathy Sanders and Jennifer Brook. 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		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-20.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Chairman Cetroni commented on mold. Executive Director Ferguson responded that the Maintenance Department has checked all apartments and found no mold.

PUBLIC COMMENTS

None.

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					X
GARY MANNUZZA		X			
JOANNE PETKOV	1	X			
SHIRLEY RUSE	2	X			

The Board entered into Executive/Closed Session for the discussion of confidential personnel matters, pending litigation, and matters of 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					X
GARY MANNUZZA		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting. 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		X			
JOANNE PETKOV	1	X			
SHIRLEY RUSE	2	X			

The meeting was adjourned at 5:56 p.m.