

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JANUARY 16, 2019

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of January 16, 2019.

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; and Attorney Melissa Pellechio of Manfredi & Pellechio (General Counsel).

A Motion was made to approve the minutes of the December 5, 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 December 5, 2018 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for December 6, 2018 through December 31, 2018 in the amount of \$34,787.79; and for January 1, 2019 through January 16, 2019 in the amount of \$21,334.13. 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 of Commissioners approved the motion to accept and pay all bills for December 6, 2018 through December 31, 2018 and for January 1, 2019 through January 16, 2019.

**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 month of January 2019.

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

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

**UNFINISHED BUSINESS**

The Executive Director reported to the Board of Commissioners on the interim remedial repairs project at 1551 Dill Avenue.

The Executive Director reported to the Board on the installation of the Rapid Fire system and on the upcoming opening of the waiting list.

**NEW BUSINESS**

The Executive Director reported to the Board of Commissioners on the design of the accessibility upgrades to the front office.

2019-01: Resolution approving and authorizing an update to the travel policy. 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 2019-01.

The Executive Director reported to the Board of Commissioners on a letter she received concerning the meals on wheels program.

The Executive Director reported to the Board of Commissioners on a tenancy matter.

**MAINTENANCE REPORT**

Read and filed.

**COMMISSIONER’S COMMENTS**

None.

**PUBLIC COMMENTS**

None.

[Silvestro Primavera arrives later]

Silvestro Primavera is sworn in as a Commissioner by General Counsel.

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

The meeting was adjourned at 5:23 p.m.