

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 20, 2021

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of October 20, 2021.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:03 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; Attorneys Joseph A. Manfredi and Daryl J. Howard of Manfredi & Pellechio (General Counsel); and Dave Johnson, P.E.

A Motion was made to approve the minutes of the September 15, 2021 Board of Commissioners meetings. The following vote ensued:

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

The Board of Commissioners approved the minutes of the December 20, 2020, January 27, 2021, April 14, 2021, and June 16, 2021 meetings.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of September 16, 2021 to September 30, 2021 in the amount of \$76,705.93; and October 1, 2021 to October 20, 2021 in the amount of \$86,212.75. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of September 16, 2021 to September 30, 2021; and October 1, 2021 to October 20, 2021.

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 October 2021.

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	2	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	X			

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2021-16: Resolution to ratify a Shared Services Agreement with the City of Linden for the services of a Qualified Purchasing Agent. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2021-16.

2021-17: Resolution to approve and authorize the extension of a contract with Peter Polcari, CPA for fee accounting services. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	1	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			

SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2021-17.

MAINTENANCE REPORT

Read and filed.

Executive Director Ferguson reported on the fire alarm upgrades, the security upgrades, the elevator floor replacement, and the mold + bacteria remediation.

COMMISSIONER’S COMMENTS

Commissioner Petkov commented favorably on the performance of air conditioner sleeves project contractor.

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			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	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			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	2	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			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ	1	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The meeting was adjourned at 5:39 p.m.