

Housing Authority of the Borough of Buena
County of Atlantic
State of New Jersey

REGULAR MEETING

August 9, 2012

4:10 p.m.

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Vice Chairman Giovinazzi on Thursday, August 9, 2012 at 4:10 p.m. The following commissioners were present:

Chairman, Frank Dandrea - Absent
Vice Chairman, Carla Giovinazzi
Commissioner, Nancy Brunini
Commissioner, Lynn Hoban
Commissioner, Geraldine Errickson
Commissioner, Emily Adams – Absent

The following individuals were also present: Jacqueline Jones, Executive Director; Roseann Mooney, Site Manager; Linda Avena, Accountant; Ron Miller, Site Improvement Manager; and Nicole Curio for Robert DeSanto, Solicitor

The following residents were in attendance: Marge Cooper and Gloria Miller

After reading the "Sunshine Law Statement" Vice Chairman Giovinazzi called for a motion to approve the minutes of the meetings held on January 19, 2012, February 16, 2012 and April 19, 2012. The minutes could not be approved due to a lack of Commissioners present at the meetings. The minutes will be presented for approval at the next Board Meeting.

The Vice Chairman then called for a motion to approve the minutes of the Regular Meeting held on July 12, 2012. A motion was made by Commissioner Hoban and seconded by Commissioner Brunini. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Vice Chairman Giovinazzi asked for a motion to approve the minutes of the Executive Session held on July 12, 2012. A motion was made by Commissioner Hoban and seconded by Commissioner Errickson. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Vice Chairman Giovinazzi called upon Linda Avena, Accountant to present the four-month Financial Report ending July 31, 2012. A motion was made by Commissioner Errickson and seconded by Commissioner Brunini to accept the Financial Report. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Mrs. Jones gave her Administrative Report covering July 5, 2012 through August 2, 2012

Mrs. Jones spoke of the storm damage from the June 30, 2012 storm, which caused two façade chimneys to collapse on B building. These façade chimneys are not structural and only decorative in nature. She mentioned that the insurance company was contacted and they came out and a claim was filed. She said that we are waiting for the insurance company to give us an amount for the claim. Mrs. Jones said that Ron Miller had contacted a contractor to do the repairs to the facades. Ron Miller said that all the facades needed to be repaired in the future as they were not anchored to the buildings. Ron Miller said that the contractor would lower the facades by about two and a half feet and then pin them to the walls. The insurance company will only cover the two facades that were damaged in the storm. He also mentioned that the brick on the facades was hard to match and a contractor from North Jersey could get the brick from South Carolina that would match. Mrs. Jones said that we have a \$1,000 deductible on our insurance policy.

Mrs. Jones mentioned the next topic would be the issue the Authority has with the contractor for the parking lots. Nicole Curio who was at the meeting representing Solicitor Robert DeSanto left the room recusing herself from this portion of the meeting. Mr. DeSanto has previously represented JJM Construction and is recusing himself from any discussion regarding this situation. Ron Miller addressed the Commissioners concerning the issues with the parking lots. Ron Miller said that JJM Construction had acquired an attorney, Robert Greenberg of Vineland. Mr. Marandino of JJM had attorney Greenberg send a letter to Slade Paving asking that the parking lots be redone. Mr. Miller said that he should know by next week if Slade is redoing the parking lots. If not, JJM will have to get another firm to do the paving and proceed with a law suit against Slade Paving. Mrs. Jones mentioned that we still have a \$41,000.00 balance on the contract with JJM Construction. Ron Miller and Mrs. Jones both stated that JJM has been very cooperative.

The solicitor's representative, Nicole Curio, returned to the meeting at this time. In closing, Mrs. Jones asked if there were any other questions from the Commissioners. There were none. With no further information to discuss, Mrs. Jones ended her Administrative Report.

The following Resolutions were presented and passed as follows:

Resolution #2012-32

Resolution #2012-32 adopting the Budget for 4/1/11-3/31/12. A motion was made by Commissioner Brunini and seconded by Commissioner Hoban to approve the resolution. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Resolution #2012-33

Resolution #2012-33 adopting the Budget for 4/1/12-3/31/13. A motion was made by Commissioner Hoban and seconded by Commissioner Brunini to approve the resolution. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Resolution #2012-34

Resolution #2012-34 approving the Monthly Expenses from July 13, 2012 through August 9, 2012. A motion was made by Commissioner Brunini and seconded by Commissioner Hoban to approve the resolution. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes

Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Resolution #2012-35

Resolution #2012-35 approving an Executive Session. A motion was made by Commissioner Hoban seconded by Commissioner Errickson. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Vice Chairman Giovinazzi asked if there were any comments for the public. Gloria Miller asked if the Board would consider getting a generator to run the administration building in the event of a power outage in the future. Mrs. Miller said that it would be nice for the tenants to have an air conditioned place where they could prepare meals if there was another power outage. Mrs. Jones said that she would look into the costs.

The Vice Chairman asked for a motion to move the meeting into an Executive Session. A motion was made by Commissioner Hoban and seconded by Commissioner Errickson. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

At 4:35 p.m. the regular meeting was ceased and an Executive Session began.

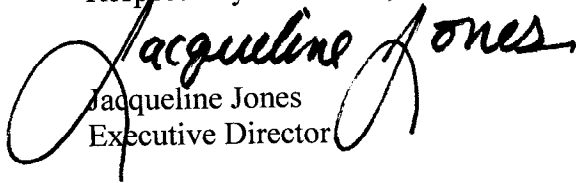
Upon return from Executive Session the following action was taken.

Resolution #2012-36

Resolution #2012-36 authorizing the Executive Director to hire a Site Manager. A motion was made by Commissioner Errickson and seconded by Commissioner Hoban. The following vote was taken:

Chairman, Frank Dandrea	Absent
Vice Chairman, Carla Giovinazzi	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Absent

Respectfully Submitted,


Jacqueline Jones
Executive Director