

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

REGULAR MEETING

February 16, 2012

4:00 p.m.

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Chairman Dandrea on Thursday, February 16, 2012 at 4:00 p.m. The following commissioners were present:

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

*(not participating due the passing of the 18 month period for Commissioners to complete all classes required to serve on the Board. Lynn Hoban will complete the class in the Spring of 2012 and be back on the Board for the June, 2012 Board Meeting.)

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 representing Robert DeSanto, Solicitor.

The following resident was in attendance: Marge Cooper

After reading the "Sunshine Law Statement" Chairman Dandrea called for a motion to approve the minutes of the meeting of September 15, 2011. The minutes were tabled for next month's meeting due to the fact that there were not enough Commissioners present to approve the September 15, 2011 meeting minutes.

The Chairman called for a motion to approve the minutes of the meeting of January 19, 2012. The minutes were tabled for next month's meeting due to the fact that there were not enough Commissioners present to approved the January 19, 2012 meeting minutes.

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

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

Linda Avena along with Jacqueline Jones, Executive Director went over the Budget for the new fiscal year April 1, 2012 through March 31, 2013. Mrs. Jones mentioned that the sewer rates went up 28% costing the Authority an additional \$7,200.00 for the year. Mrs. Jones also proposed to the Commissioners that she would like to give Roseann Mooney, Site Manager, and Augusto Fierro, Maintenance, a 2 ½% increase in salary for the new fiscal year. Linda Avena explained the sundry account to the Commissioners and what expenses were in the sundry account. Mrs. Jones asked if there were any questions concerning the Budget and there where none.

Mrs. Jones gave her Administrative Report covering January 10, 2012 through February 9, 2012. She went over the Operating Subsidy and Capital Fund Appropriations for 2012. She asked Ron Miller to comment on the Site Improvement Project. Ron said that all work was on hold until March due to the weather conditions. Mr. Miller informed the Commissioners that the payment to JJM Excavating in the amount of \$23,008.50 presented today for payment only had a partial payment for asphalt. After the payment of \$23,008.50 there would be a balance of \$41,000.00 still owed to JJM Excavating. Mr. Miller recommended approval of the payment of \$23,008.50 to JJM Excavating. Ron Miller commented that the parking lots were drill tested recently to see if the asphalt was strong enough and the core bed under the asphalt was done correctly. Mrs. Jones asked if there were any questions from the Board Members. Vice Chairman Giovinazzi asked Mrs. Jones if the Authority had a cushion of funds for an unexpected expense. Mrs. Jones assured the Vice Chairman and the Commissioners that there was approximately \$75,000 to \$80,000 in the Capital Funds from 2010 & 2011. Mrs. Jones felt this is a good cushion.

With no further information to discuss, Mrs. Jones ended her Administrative Report.

The following Resolutions were presented and passed as follows:

Resolution #2012-08

Resolution #2012-08 approving the Monthly Expenses from January 21, 2012 through February 16, 2012. A motion was made by Vice Chairman Giovinazzi and seconded by Commissioner Adams to approve the resolution. The following vote was taken:

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

There were some questions concerning payments which were all answered to the satisfaction of the Board Members.

Resolution #2012-09

Resolution #2012-09 approved the 3rd payment to CB Architects for the Site Improvement Project. Commissioner Adams made a motion and it was seconded by Commissioner Errickson. The following vote was taken:

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

Resolution #2012-10

Resolution #2012-10 Approval of Legal Services 4/1/12-3/31/13. A motion was made by Commissioner Brunini and seconded by Commissioner Adams. The following vote was taken:

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

Resolution #2012-11

Resolution #2012-11 Approval of Fee Accountant 4/1/12-3/31-13. A motion was made by Commissioner Errickson and seconded by Commissioner Adams. The following vote was taken:

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

Resolution #2012-12

Resolution #2012-12 Approval of Auditor FYE 2012. A motion was made by Commissioner Brunini and seconded by Commissioner Errickson. The following vote was taken:

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

Resolution #2012-13

Resolution #2012-13 Approval of Architect Services. A motion was made by Commissioner Brunini and seconded by Commissioner Errickson. The following vote was taken:

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

Resolution #2012-14

Resolution #2012-14 Approval of Carpet Installer. A motion was made by Commissioner Errickson and seconded by Commissioner Adams. The following vote was taken:

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

Resolution #2012-15

Resolution #2012-15 was voided

Resolution #2012-16

Resolution #2012-16 Approval of Capital Fund. A motion was made by Commissioner Brunini and seconded by Commissioner Errickson. The following vote was taken:

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

Resolution #2012-17

Resolution #2012-17 Adoption of State Budge 4/1/12-3/31/13. A motion was made by Commissioner Brunini and seconded by Commissioner Adams. The following vote was taken:

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

Resolution #2012-18

Resolution #2012-18 Approving 4th Payment to JJM Excavating. A motion was made by Commissioner Errickson and seconded by Commissioner Adams. The following vote was taken:

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

Resolution #2012-19

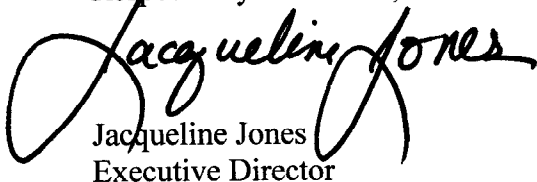
Resolution #2012-19 Approval of Executive Session was DEAD FOR LACK OF MOTION

Chairman Dandrea asked if there were any comments for the public. Gloria Miller stood and said that she is impressed with the new building signs. Mrs. Miller also asked if emergency pull cords could be put in the living rooms of all units. Mrs. Jones asked Roseann Mooney to explain the necklace alarm system to Mrs. Miller. Marge Cooper, president of the Housing Authority's Resident Council talked about the recent meeting she and her staff had with Mrs. Jones and the suggestions they gave for the Annual Plan. Mrs. Cooper along with Chairman Dandrea talked of the lack of sidewalk leading to the trash areas. Commissioner Geraldine Errickson who is also a tenant commented on the donations made by the social club "Parkview Garden's Community Association." Mrs. Errickson asked if she could put up a new bulletin board in the community room. Mrs. Jones okayed the bulletin board and the hanging of an award that Parkview Garden's Community Association recently received.

Chairman Dandrea asked if there were any comments from the Board Members. There were no comments.

With no other business, a motion was made by Commissioner Adams and seconded by Commissioner Errickson. A unanimous vote followed. The meeting was adjourned at 5:00 p.m.

Respectfully Submitted,


Jacqueline Jones
Executive Director