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

**REGULAR MEETING**  
September 13, 2012  
4:05 PM

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Chairman Dandrea on Thursday, September 13, 2012 at 4:05 p.m. The following commissioners were present:

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

The following individuals were also present: Jacqueline Jones, Executive Director; Roseann Mooney, Site Manager; Christine Trout, Site Manager (replacing Roseann Mooney) Linda Avena, Accountant; Robert DeSanto, Solicitor

The following residents were in attendance: Marge Cooper, Norma Gorgo, Wanda Moore, Donna Loskie, and Jerry Zappariello.

After reading the "Sunshine Law Statement", Mrs. Jones introduced Christine Trout as the new Site Manager. She is taking over for Roseann Mooney, who will be retiring at the end of September. Mrs. Jones asked Christine to tell everyone about herself. Christine stated that she is happy about getting the job, is looking forward to working with everyone, and will do a good job for the BHA and the occupants.

Mrs. Jones also thanked Roseann for her many years of loyal and devoted service to the Authority. Roseann will be missed by all, and we all wished Roseann the best of everything in her retirement. Roseann stated that she enjoyed her time working at the BHA, and that she will be back from time to time to visit.

Chairman Dandrea asked for a motion to approve the minutes for the Executive meeting held on August 9, 2012. A motion was made by Vice Commissioner Brunini, and was seconded by Commissioner Hoban. The following vote was taken:

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

Chairman Dandrea called upon Linda Avena, Accountant to present the five-month Financial Report ending on August 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	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Yes

Mrs. Jones gave her Administrative Report covering August 3, 2012 through September 6, 2012.

Mrs. Jones stated that a claim has been filed with JIF for the damage to the brick facades on Building B. We are waiting for the claim to be approved by JIF. The bricks have been ordered to facilitate the repair.

Mrs. Jones commented that the parking lot replacement has not been settled as yet. More information should be available by the next meeting.

Mrs. Jones stated that there would be a November resolution for the annual plan. The allotment from HUD is greater this year than last year. The subsidy would be for \$122,000. We only had \$75,000 this year. Mrs. Jones also said that we may be able to do some additional work that needs to be done, and we are looking forward to a good year. Mrs. Jones also stated that the HUD forms will need to be approved.

Chairman Dandrea called for a motion to approve the minutes of the meeting held on January 19, 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	Abstn
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Abstn
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Yes

Chairman Dandrea asked for a motion to approve the minutes for the meeting held on February 16, 2012. A motion was made by Vice Chairman Giovinazzi, and was seconded by Commissioner Adams. The following vote was taken:

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

Chairman Dandrea asked for a motion to approve the minutes for the meeting held on April 19, 2012. A motion was made by Commissioner Adams, and was seconded by Commissioner Brunini. The following vote was taken:

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

Chairman Dandrea asked for a motion to approve the minutes for the meeting held on August 9, 2012. A motion was made by Vice Chairman Giovinazzi, and was seconded by Commissioner Hoban. The following vote was taken:

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

The following Resolutions were presented and passed as follows:

**Resolution #2012-37**

Resolution #2012-34 approving the Monthly Expenses from August 10, 2012 through September 13, 2012. A motion was made by Vice Chairman Giovinazzi and seconded by Commissioner Hoban to approve the resolution. The following vote was taken:

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

(Vice Chairman Giovinazzi had one question about the monthly expenses concerning the bill from Duff Technology for \$1050.00. Mrs. Jones stated that it was because of the State requirement that all government agencies have a website, and our website was in need of being updated. Going forward the website can be updated by office personnel.)

**Resolution #2012-38**

Resolution #2012-38 approving trash removal service to Earth Tech from November 1, 2012 to October 31, 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	Yes
Commissioner, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Geraldine Errickson	Yes
Commissioner, Emily Adams	Yes

(Commissioner Brunini had a question regarding having a multi-year contract, approving for 1 year with 2(two) one year options. All Commissioners were in agreement.)

**Resolution #2012-39**

Resolution #2012-39 Approval of Executive Session was DEAD FOR LACK OF MOTION

**Resolution #2012-40**

Resolution #2012-40 Approval of Operating Subsidy for 01/01/2013 to 12/31/2013. A motion was made by Commissioner Hoban and seconded by Vice Chairman Giovinazzi. The following vote was taken:

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

Chairman Dandrea asked if there were any comments from the public.

Norma Gorgo asked if the parking lot could be lined because people are parking crooked and too close which makes it difficult to get in and out of your car and is causing damage to cars. Commissioner Errickson asked if Gus could do it, and Roseann said that he has done it in the past, and that it looked professional. Commissioner Brunini suggested that we paint the lines back on temporarily. Mrs. Jones suggested that we find the most economical way to paint the lines. All Commissioners agreed.

Tenant Marge Cooper had a question concerning handicap ramps and their removal. Her concern was that if they were removed, the height of the step could become a problem for some of the tenants because there are no railings. Mrs. Jones stated that each case would have to be evaluated, and when the potential tenant was looking at a unit, if any accommodation would be needed, they should see Christine in the office. There were no other comments from the public.

Chairman Dandrea asked if there were any comments from the Board Members. Commissioner Errickson asked if she would be able to use the golf cart again for the Buena Day Parade on October 6<sup>th</sup>, to decorate the cart as the Mickey Mobile. The matter went under discussion, and it was decided not to do so for liability reasons.

Chairman Dandrea made a motion to close the meeting. A motion was made by Commissioner Hoban and seconded by Vice Chairman Giovinazzi. All were in agreement.

At 5:10 p.m. the regular meeting was adjourned.

Respectfully Submitted,

Jacqueline Jones  
Executive Director