

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

REGULAR MEETING

September 19th, 2013 at 4:00 PM

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Chairman Giovinazzi on Thursday, September 19th, 2013 at 4:05pm at 600 Central Avenue, Minotola, NJ. The meeting was held in compliance with the open Public's Meeting Act, and notice of this meeting was provided to the Daily Journal. Roll call was taken.

The following commissioners were present:

Chairman Giovinazzi
Vice-Chairman Brunini
Commissioner Hoban
Commissioner Cooper
Commissioner Johnston

The following individuals were also present: Jacqueline Jones, Executive Director; Christine Trout, Site Manager; Linda Avena, Accountant, and Robert DeSanto, Solicitor.

Chairman Giovinazzi read the "Sunshine Law Statement".

After reading the "Sunshine Law Statement", Vice Chairman Giovinazzi called for a motion to approve the minutes of the regular meeting held on June 20th, 2013. Commissioner Hoban made a motion to approve the minutes and Commissioner Cooper seconded.

The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Chairman Giovinazzi called upon Linda Avena, Accountant to present the Five Month Financial Report ending on August 31, 2013. A motion was made by Commissioner Cooper, and seconded by Commissioner Cooper to accept the Financial Report.

The following vote was taken:

Chairman, Carla Giovinazzi	Yes
Vice-Chairman, Nancy Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Mrs. Jones gave her Administrative Report covering June 14, 2013, through September 10, 2013.

Mrs. Jones also stated that as reported last month, anticipated funding levels for 2013 are bleak. The recap of what we can expect for the remainder of the year is:

Public Housing Operating Subsidy – 77% of the formula.

Capital Fund – 10% below last year's funding.

Mrs. Jones also stated that there is no new information coming from Washington regarding funding for 2013.

Mrs. Jones spoke of the upcoming Audit FYE 3/31/2013.

The auditor does not expect to be on-site for the audit until October 2013. We have received a letter addressed to the Board from the Auditors. A copy of this letter was included in the packet.

Mrs. Jones also spoke of the Physical Needs Assessment, which has been completed and will be reviewed by staff in the near future. The list of projects needing attention will be presented to the Board for review and determination based on budgeting constraints.

Mrs. Jones also spoke of (RAD) which is Rental Assistance Demonstration Program, which is a relatively new funding program being offered by HUD. This program would replace the Authority's existing operating subsidy and capital fund sources. Mrs. Jones asked for approval to look into this type of funding for the Authority as current capital is decreasing every year, which would make it very hard to do any major repairs. A motion for Mrs. Jones to explore this funding option was made by Commissioner Cooper and seconded by Commissioner Hoban. All agreed. A special meeting will be called to discuss the findings and then two meetings with the Tenants would be necessary.

The following vote was taken:

Chairman, Carla Giovinazzi	Yes
Vice-Chairman, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Mary Cooper	Yes
Commissioner, Jeffery Johnston	Yes

Mrs. Jones also brought up changing the number of Board Meetings from every other month to quarterly. The following vote was taken:

Chairman, Carla Giovinazzi	Yes
Vice-Chairman, Nancy Brunini	No
Commissioner, Lynn Hoban	Yes
Commissioner, Mary Cooper	Yes
Commissioner, Jeffery Johnston	Yes

Chairman Giovinazzi called for a motion to approve the Administrative Report. A motion was made by Commissioner Hoban and seconded by Commissioner Cooper. The following vote was taken:

Chairman, Carla Giovinazzi	Yes
Vice-Chairman, Nancy Brunini	Yes
Commissioner, Lynn Hoban	Yes
Commissioner, Mary Cooper	Yes
Commissioner, Jeffery Johnston	Yes

The following Resolutions were presented and passed as follows:

Resolution #2013-29 Approval of Monthly Expenses June 21, 2013 to July 31 2013

A motion was made by Commissioner Hoban and seconded by Commissioner Cooper to approve the resolution. The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Resolution #2013-30 Approval of the Monthly Expenses from August 1 to August 31, 2013.

A motion was made by Commissioner Hoban, and seconded by Commissioner Cooper to approve the resolution. The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Resolution #2013-31 Approval of the Monthly Expenses from September 1, 2013 to September 19, 2013.

A motion was made by Commissioner Hoban and seconded by Vice-Chairman Brunini to approve the resolution. The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Resolution 2013-32 Approval of an Executive Session of the Buena Housing Authority.

Died for the lack of need.

Resolution #2013-33 Adoption of the Housing Authority Budget 4/1/2013 to 3/31/2014

A motion was made by Commissioner Cooper and seconded by Commissioner Hoban to approve the resolution. The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Resolution #2013-34 To Renew Membership in New Jersey Public Housing Authority Joint Insurance Fund

A motion was made by Vice-Chairman Brunini and seconded by Commissioner Cooper.
The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Resolution #2013-35 Approval of EarthTech Contracting, Inc. for Trash Removal Services from November 1, 2013 to October 31, 2014.

Vice Chairman Brunini questioned that we had previously requested a three year contract. EarthTech had advised last year that they could not provide a three year contract as the fees are unpredictable.

A motion was made by Commissioner Hoban and seconded by Commissioner Cooper.
The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

Resolution #2013-36 Evaluation of Flat Rents Effective October 1, 2013.

A motion was made by Commissioner Hoban and seconded by Commissioner Cooper.
The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Yes
Commissioner Hoban	Yes
Commissioner Cooper	Yes
Commissioner Johnston	Yes

There were no members of the public present.

Chairman Giovinazzi asked if there were any comments from the Board Members.

Commissioner Cooper brought up the idea of charging a "Clean Up Deposit Fee" for when outside grills and gazebos are being used. Gus had to steam clean everything due to the greasy mess left from a Labor Day

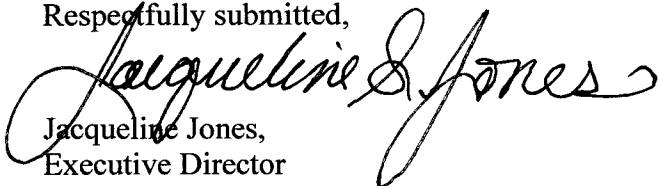
weekend barbeque. Chris will look into the rules for using the Community Room and see if there is anything in that which could be applied to the gazebos and grills.

Chairman Giovinazzi asked for a motion to close the meeting. Vice-Chairman Brunini made a motion and Commissioner Hoban seconded. All were in agreement.

The next meeting is scheduled for October 17th, 2013 at 4:00p.

At 5:00pm, the regular meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jacqueline Jones". The signature is written in black ink and is positioned to the right of the typed name and title.

Jacqueline Jones,
Executive Director