

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

Regular Meeting

December 19th, 2013 at 4:00 PM

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Vice Chairman Brunini on Thursday, December 19, 2013, at 4:00pm 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 Cooper
Commissioner Delano

The following individuals were also present: Jacqueline Jones, Executive Director; Christine Trout, Site Manager; Ron Miller, Assistant Asset Manager; Linda Avena, Accountant, Robert DeSanto, Solicitor, Rick Ginnetti, Consultant, The Brook Group.

Vice Chairman Brunini read the "Sunshine Law Statement".

Vice Chairman Brunini then called for a motion to approve the minutes of the special meeting held on November 7th, 2013.

Commissioner Chairman Giovinazzi made a motion to approve the minutes and Commissioner Cooper seconded.

The following vote was taken:

Chairman Giovinazzi	Yes
Vice-Chairman Brunini	Abstain
Commissioner Cooper	Yes
Commissioner Johnston	Absent
Commissioner Delano	Yes

Vice Chairman Brunini then called for the Financial Report to be given. The report was given by Linda Avena, Accountant. Vice Chairman Brunini called for a motion to approve the financial report.

Commissioner Cooper made a motion and was seconded by Commissioner Delano.

The following vote was taken:

Chairman Giovinazzi	Yes
Vice Chairman Brunini	Yes
Commissioner Hoban	Absent
Commissioner Cooper	Yes
Commissioner Johnston	Absent
Commissioner Delano	Yes

Vice Chairman Brunini moved onto New Business and Executive Director Jacqueline Jones gave the Executive Report.

Mrs. Jones summarized the new funding program known as the Rental Assistance Demonstration Program (RAD) that was discussed in the previous months' meetings. She again explained that this program would replace the Authority's current operating subsidy and capital funding sources. The Board had agreed to proceed with an application that needed to be filed by December 31, 2013.

Mrs. Jones reported that the two required tenant meetings had been scheduled and held.

Mrs. Jones advised that Consultant Rick Ginnetti, from The Brooke Group, would be attending the meeting to discuss the results of the application in detail and that a resolution will be offered for approval of the application at the Board Meeting.

Mrs. Jones then discussed Funding. Since Congress had not agreed on a FY 2014 Federal Budget, the funding expectations are unknown at this time. The date that the House and Senate have set is December 13, 2013, to reach an agreement on the overall spending limits for FY 2014. Mrs. Jones stated that reaching an agreement could end sequestration for a year or two.

Mrs. Jones stated that regardless of how the FY 2014 budget is resolved we are preparing to expect no significant funding increases, if any at all, in the foreseeable future.

Mrs. Jones then said the Audit for FYE 3/31/2013 was almost complete and that the auditors will attend the January 16th 2014 meeting.

Mrs. Jones then asked Rick Ginnetti to give an update and discuss the results of the application for RAD in detail and answered questions asked by the commissioners. Commissioner Robert Delano asked if Mr. Ginnetti had any idea of the time it would take for processing. Mr. Ginnetti said it could possibly take four to six months, maybe longer because they have many applications. It could possibly be 90 days for approval.

The following Resolutions were then presented and passed as follows:

Resolution #2013-42 Approval of Voucher Certification

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

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

Resolution 2013-43 Approval of Operating Subsidy for 2014

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

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

Resolution 2013-44 Approval of Monthly Expenses November 8, 2013 to November 30, 2013

A motion was made by Chairman Giovinazzi, and seconded by Commissioner Cooper.

The following vote was taken:

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

Resolution 2013-45 Approval of Monthly Expenses December 1, 2013 to December 19, 2013

A motion was made by Chairman Giovinazzi, and seconded by Commissioner Cooper.

The following vote was taken:

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

Resolution 2013-46 Approval of Executive Session

Dead for lack of need.

Resolution 2013-47 Approval of the 2014 Monthly Board of Commissioner Meeting Dates

A motion was made by Chairman Giovinazzi, and seconded by Commissioner Delano.

The following vote was taken:

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

Resolution 2013-48 Approval of PHA Plan FY 4/1/2014 to 3/31/2015

Commissioner Delano asked what the PHA Plan was. Mrs. Jones explained that these are goals, etc. That we go over requests to the tenants, etc.

A motion was then made by Commissioner Cooper and seconded by Chairman Giovinazzi.

The following vote was taken:

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

Resolution 2013-49 Approval of JJ as JIF Fund Commissioner Fund Year 2014

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

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

Resolution 2013-50 Approval of Rental Application Demonstration Program

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

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

There were no members of the public present.

Mrs. Jones asked if there were any comments from the Board Members.

Mrs. Jones asked for a motion to close the meeting. Chairman Giovinazzi made a motion and Commissioner Cooper seconded. All were in agreement.

The next meeting is scheduled for January 16th, 2014 at 4:00p.

At 5:15 pm the meeting was adjourned.

Respectfully submitted,



Jacqueline Jones,
Executive Director