

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

Regular Meeting
July 17th, 2014 at 4:05 PM

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Chairman Giovinazzi on Thursday, July 17th, 2014, at 4:05 pm at 600 Central Avenue, Minotola, NJ. The meeting was held in compliance with the open Public Meetings Act, and notice of the meeting was provided to the Daily Journal and The Press of Atlantic City. Roll call was taken.

The following commissioners were present:

Chairman Giovinazzi
Commissioner Cooper
Commissioner Delano
Commissioner Hoban
Commissioner Johnston

The following individuals were also present: Jacqueline Jones, Executive Director; Ron Miller, Purchasing Agent; Christine Trout, Site Manager; Linda Avena, Accountant, Nicole Curio, Solicitor. Chairman Giovinazzi read the "Sunshine Law Statement".

Chairman Giovinazzi then called for a motion to approve the minutes of the meeting held on April 17th, 2014. This was tabled until next meeting as Commissioner Brunini was not present for quorum.

Chairman Giovinazzi then called for the Financial Report to be given. The report was given by Linda Avena, Accountant. Chairman Giovinazzi called for a motion to approve the financial report. Commissioner Cooper made a motion and was seconded by Commissioner Hoban.

The following vote was taken:

Chairman Giovinazzi	Yes
Commissioner Cooper	Yes
Commissioner Hoban	Yes
Commissioner Johnston	Yes
Commissioner Delano	Yes

Chairman Giovinazzi moved onto Old/New Business and Executive Director Jacqueline Jones gave the Executive Report.

Mrs. Jones said that HUD is still funding housing authorities under an "Interim Proration Level". This funding method will be used until the final eligibility funding levels are determined. At this time the "final" proration levels are not known.

Mrs. Jones mentioned that the Audit for Fiscal Year Ending 2014 will begin soon. The Audit is due to HUD by December 31, 2014.

Mrs. Jones mentioned the Capital Improvements made of the past several months.

- The Office and Shop doors replaced.
- Lobby area painted
- Laundry Room
 - Painted
 - New Flooring
 - New Sink
 - New Washers and Dryers – high efficiency
- Utility Terrain Vehicle purchased to replace golf cart
- Both entrances to Community Room have accessible features
- New sidewalks to access trash dumpsters
- All lamp posts have been painted
-

Commissioner Cooper stated that she has spoken with many of the tenants and they are thrilled with the improvements.

The following projects are in process:

- Apartment Painting – to be done based on move-in dates and tenant approval
- Carpet replacement – to be done based on move-in dates and tenant approval

This would mean that the tenants would have to move until work was completed, at least their belongings. The estimated cost at this time is approximately \$2K, per unit.

Ron Miller is in the process of doing the specs now and we may have a resolution at the next meeting for approval.

- The Lobby is scheduled to be redone with the same flooring as the Laundry Room. The mailboxes will be recessed into the wall into the Community Room. Rugs/Mats will be placed to avoid slippage.

Mrs. Jones mentioned that the Housing Authority received 99 out of 100, on the REAC inspection score that was done on Monday, June 2nd, 2014. This is an excellent score and congratulated Gus, Chris, Ron, and Sandy Velez from Vineland for a job well done.

Mrs. Jones then mentioned that the RAD application has been filed with HUD. We have received confirmation of receipt from HUD and now will wait to see where our application is on the list of HAS that have applied for the RAD program.

Mrs. Jones then went on to mention that all of the Commissioners had completed their training programs. She congratulated them all.

The following Resolutions were then presented and passed as follows:

Resolution #2014-21 Approval of Monthly Expenses April 18th, 2014 to May 31, 2014

A motion was made by Commissioner Hoban and seconded by Commissioner Johnston to approve the resolution.

The following vote was taken:

Chairman Giovinazzi	Yes
Commissioner Cooper	Yes
Commissioner Hoban	Yes
Commissioner Johnston	Yes
Commissioner Delano	Yes

Resolution 2014-22 Approval Monthly Expenses June 1, 2014 to June 30, 2014.

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

Chairman Giovinazzi	Yes
Commissioner Cooper	Yes
Commissioner Hoban	Yes
Commissioner Johnston	Yes
Commissioner Delano	Yes

Resolution 2014-23 Approval of Monthly Expenses July 1, 2014 to July 17, 2014

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

Chairman Giovinazzi	Yes
Commissioner Cooper	Yes
Commissioner Hoban	Yes
Commissioner Johnston	Yes
Commissioner Delano	Yes

Resolution 2014-24 Approval of Executive Session

Died for lack of need.

Resolution 2014-25 Approval of Resolution of Compliance (Board of Commissioners/Executive Director)

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

Chairman Giovinazzi	Yes
Commissioner Cooper	Yes
Commissioner Hoban	Yes
Commissioner Johnston	Yes
Commissioner Delano	Yes

Resolution 2014-26 Approval of Resolution for Voiding Checks Not Presented for Payment

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

Chairman Giovinazzi	Yes
Commissioner Cooper	Yes
Commissioner Hoban	Yes
Commissioner Johnston	Yes
Commissioner Delano	Yes

Resolution 2014-27 Approval of Resolution of Accounts Decried Uncollectable

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

Chairman Giovinazzi	Yes
Commissioner Cooper	Yes

Commissioner Hoban
Commissioner Johnston
Commissioner Delano

Yes
Yes
Yes

There were no members of the public present.

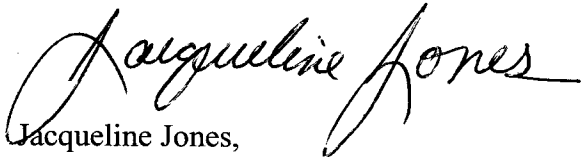
Mrs. Jones asked if there were any comments from the Board Members. Commissioner Cooper congratulated Commissioner Delano on completing his classes so quickly.

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

The next meeting is scheduled for October 16th, 2014 at 4:00 pm.

At 4:43pm the 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 above the printed name and title.

Jacqueline Jones,
Executive Director