

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

**Regular Meeting**  
September 19th, 2019 at 5:00pm

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Chairperson Giovinazzi on Thursday, September 19th, 2019, at 5:00 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:

Chairperson Giovinazzi  
Commissioner Cooper  
Commissioner Delano  
Vice-Chairperson Hoban

The following individuals were also present: Jacqueline Jones, Executive Director; Linda Avena, Accountant; Nicole Curio, in for Robert DeSanto, Solicitor; Ronald Miller, Operations Manager; and Christine Trout, Site Manager.

Chairperson Giovinazzi read the "Sunshine Law Statement".

Chairperson Giovinazzi then called for a motion to approve the minutes of the meeting held on June 13th, 2019.

Commissioner Cooper made a motion and it was seconded by Vice-Chairman Hoban. All were in favor.

Chairperson Giovinazzi then called for the Financial Report to be given. The report was given by Linda Avena, Accountant.

Chairperson Giovinazzi then called for a motion to approve the Financial Report.

Commissioner Delano made a motion and it was seconded by Vice-Chairman Hoban. All were in favor.

Chairperson Giovinazzi called upon Mrs. Jones to present her Executive Report.

**Financial Statement at August 31, 2019**

The Financial Statement for the period ending August 31, 2019, is being presented at the Board Meeting. The Authority is ahead of budget after five months and there are no financial concerns.

The Replacement for Reserve account maintains a \$126,093 balance.

**Maintenance Projects**

The replacement of the kitchen floors and countertops was put on hold for the summer months. The project will continue in the fall.

## **Buena HA and HUD Recapture of Funds from 2012**

**Update: Copies of the updated emails from the attorney representing the housing authorities were presented. The last update from August 27, 2019, was included. The Government has filed an appeal in the Claim's Court June 25 Judgement, but no decision has been made as yet.**

## **Work Order Activity by Category from 06/01/2019 through 08/31/2019**

Ms. Jones reported on the Work Order Completed Activity for the BHA as of June 1, 2019 to August 31, 2019, showing the different Categories and Total counts for each category. The total number year-to-date from June 1, 2019 to August 31, 2019 is 190. Tenant generated work orders for the same time frame is 61.

## **Buena HA – Characteristics of All Household Members**

Ms. Jones also gave an updated 50058 Statistical Review report on all Units in the complex, which included Unit Characteristics and Characteristics of ALL Household Members. (M/F; Age; Race; Ethnicity, etc.).

## **BHA Waiting List**

There are 105 Applicants (12 Buena Residents; 12 BVT Residents; 81 Others. Only 2 Unit Turnovers since April 1, 2019).

**The following Resolutions were then presented and passed as follows:**

These resolutions for Approval of Monthly Expenses were bundled and voted on together.

### **Resolution 2019-20 Approval of Monthly Expenses June 14, 2019 to June 30, 2019**

### **Resolution 2019-21 Approval of Monthly Expenses July 1, 2019 to July 31, 2019**

### **Resolution 2019-22 Approval of Monthly Expenses August 1, 2019 to August 31, 2019**

### **Resolution 2019-23 Approval of Monthly Expenses September 1, 2019 to September 19, 2019**

A motion was made by Commissioner Hoban and seconded by Commissioner Cooper to approve the resolutions. The motion was approved by unanimous vote.

### **Resolution 2019-24 Approval To Renew Membership to NJ JIF Insurance & Indemnity and Trust Agreement NJPHA JIF**

A motion was made by Commissioner Delano and seconded by Commissioner Hoban. The motion was approved by unanimous vote.

### **Resolution 2019-25 Approval of JJ as JIF Commissioner for 2020**

A motion was made by Commissioner Hoban and seconded by Commissioner Cooper. The motion was approved by unanimous vote.

### **Resolution 2019-26 Approval of Board Meeting Dates for 2020**

A motion was made by Commissioner Hoban and seconded by Commissioner Delano. The motion was approved by unanimous vote.

There was no one from the Public in attendance.

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

Commissioner Hoban asked if there was any information on new Commissioners.

Ms. Jones also stated that she has reached out to Mayor Zappariello via phone and left a message to discuss the need for board members.

Chairperson Giovinazzi said she may know someone and would contact that person.

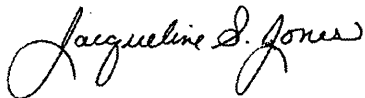
Chairperson Giovinazzi then called for a motion to end the meeting.

A motion was made by Vice Chairperson Cooper and seconded by Commissioner Hoban.  
The motion was approved by unanimous vote.

The next meeting is scheduled for Thursday, November 21st, 2019 at 5:00 pm.

At 5:30pm the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jacqueline S. Jones".

Jacqueline S. Jones  
Executive Director