

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

Regular Meeting

February 24, 2022 at 3:00pm

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Chairperson Giovinazzi on Thursday, February 24th, 2022 at 3:00 pm in person at 600 Central Avenue; Minotola, NJ 08341. 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.

A new Board Commissioner, Shannon Petyan, had been appointed by the Borough of Buena Council, and was sworn in by Solicitor Robert DeSanto. Everyone introduced themselves to Shannon and welcomed her.

Chairperson Giovinazzi read the “Sunshine Law Statement”

Roll call was taken.

The following commissioners were present:

Chairperson Giovinazzi
Vice-Chairperson Hoban
Commissioner Cooper
Commissioner Delano
Commissioner Petyan

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

Chairperson Giovinazzi then called for a motion to approve the minutes of the meeting held on June 24, 2021.

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

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

Vacancies

Ms. Jones reported that there are no vacancies. The waiting list is open.

Financial Statement at January 31, 2021

Ms. Jones stated that the Financial Statement for the period ending January 31, 2022, is included in this packet.

The Replacement for Reserve Account maintains a \$237,863 balance at 1/31/2022.

Audit for Year-Ending 3/31/2021

The audit for the year-ending 3/31/2021 is complete. This report has been delayed as the auditors have been waiting for the post-employment benefit figures from the State to complete the report.

As of the writing of this board report, the audit remains in review at the audit firm. The report will be forwarded to the board as soon as it is available. The auditor will attend the board meeting to present the audit report to the board. A special meeting may need to be called.

Budget for Fiscal Year Beginning 4/01/2022

Ms. Jones stated the Budget for the Year Beginning April 1, 2022, and ending March 31, 2023, is included in her report for board review.

Ms. Jones also included was the Program Statistics Report from 11/2021 to 01/2022, and the Board of Commissioners Training Program Status

Election of Officers

The Election of Officers for the year April 1, 2022, to March 31, 2023, is on the Agenda for the Board Meeting, with the effective date of the Officers to begin April 1, 2022.

Update on Lawsuit for Recaptured Funds

Ms. Jones included the latest email from the attorney representing the housing authorities in the case against the Government to reclaimed recaptured funds from 2017. The email indicates the Government has decided not to request a further review of the Court of Appeals decision and the authorities have won the lawsuit. What remains is the payment of damages to the authorities that participated in this lawsuit.

In January 2022, Ms. Jones spoke with the attorney, Carl Coan, and he was gathering the information needed to make the payments to the authorities. He anticipated it would take a few months.

There were no questions for Ms. Jones.

Election of Officers

After Mrs. Jones finished her report, the Election of Officers for the year April 1, 2022 to March 31, 2023 was held by Attorney Robert DeSanto.

Solicitor DeSanto asked for nominations for Buena Housing Authority Chairperson.

Commissioner Delano nominated Chairperson Carla Giovinazzi. There were no other nominations for Chairperson. Seconded by Commissioner Hoban. All were in favor.

Solicitor DeSanto then asked for nominations for Buena Housing Authority Vice Chairperson.

Commissioner Cooper nominated Lynn Hoban. There were no other nominations for Vice-Chairperson. Seconded by Commissioner Delano. All were in favor.

The Secretary/Treasurer is Jacqueline Jones by statute.

The following Resolutions were then presented and passed as follows:

Resolution 2022-01 Approval of Monthly Expenses June 25, 2021 thru February 24, 2022

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

Resolution 2022-02 Approval of Jacqueline Jones as JIF Commissioner for 2022

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

Resolution 2022-03 Adoption of BHA State Budget 4/1/2022 to 3/31/2023

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

Resolution 2022-04 Approval of Legal Services 4/1/2022 – 3/31/2023

Awarded to Robert DeSanto – Gruccio, Pepper, DeSanto & Ruth, PA

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

Resolution 2022-05 Approval of Fee Accountant 4/1/2022 – 3/31/2023

Awarded to Linda M. Avena, CPA, PA

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

Resolution 2022-06 Approval of Auditor FYE 2022

Awarded to Bowman & Company, LLP.

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

Resolution 2022-07 Approval of Concrete Replacement Contractor FYE 3/31/2023

Awarded to Ricky Slade Construction

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

The following two Resolutions were bundled and voted on together.

Resolution 2022-08 Approval of Designation Official Newspaper/Business Related Matters

Awarded to Daily Journal and Atlantic City Press

Resolution 2022-09 Approval of Designation Official Newspaper/Publication of Advertisements for Contracting Purposes or Other Items

Awarded to Daily Journal and Atlantic City Press

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

Resolution 2022-10 Approval Authorizing Contracts w/Approved State & National Contract Vendors

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

Resolution 2022-11 Approval of Board Meeting Dates for 2022

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 and there were none.

Chairperson Giovinazzi called for a motion to adjourn the meeting.

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

The next meeting is scheduled for Thursday, May 19th, 2022, at 3:00 pm.

At 3:45pm the meeting was adjourned.

Respectfully submitted,



Jacqueline S. Jones
Executive Director