

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

Regular Meeting
March 23, 2023 at 3:00pm

The Regular Meeting of the Borough of Buena Housing Authority was called to order by Chairperson Giovinazzi on Thursday, March 23, 2023 at 3:07 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.

Chairperson Giovinazzi read the “Sunshine Law Statement”

Roll call was taken.

The following commissioners were present:

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

The following individuals were also present: Jacqueline Jones, Executive Director; Linda Avena, Accountant; Robert DeSanto, Solicitor(via Zoom), Ron Miller Director of Affordable Housing; Mike Thilker, Auditor; and Christine Trout, Site Manager.

Chairperson Giovinazzi called for a motion to approve the minutes from the meeting held on January 26, 2023.

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 Testa made a motion and it was seconded by Commissioner Petyan. All were in favor.

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

Prior to giving her report, Mrs. Jones introduced Auditor Mike Thilker to present the Audit Report for FYE 2022 which was presented on Zoom.

Mrs. Jones then called on Ron Miller to give report on redoing kitchen floors and countertops, etc. which are over halfway completed, and concrete repair. Ron stated that the roofs for the entire site are going to be reviewed.

There are still two vacancies. All units are repainted and redone at turnover.

Mrs. Jones reported that The Replacement for Reserve Account maintains a \$281,197 balance at 02/28/2023.

Financial Statement at February 28, 2023

Presented at meeting by Linda Avena

Audit for Year-Ending 3/31/2022

The audit for the year-ending 3/31/2022 is being presented at the meeting by auditors.

Budget for Fiscal Year Beginning 4/01/2023

Ms. Jones stated the Budget for the Year Beginning April 1, 2023, and ending March 31, 2024, is being presented for Adoption.

The following Resolutions were then presented and passed as follows:

Resolution 2023-14 Approval of Monthly Expenses January 26, 2023 thru March 23, 2023

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

Resolution 2023-15 Audit Approval FY 2022

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

Resolution 2023-16 Adoption of BHA Budget 4/1/2023 to 3/31/2024

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

Resolution 2023-17 Adoption of Architectural/Engineering Services Contract

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

Resolution 2023-18 Approval of Concrete Replacement Contractor 4/1/23 to 3/31/2024

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

Resolution 2023-19 Adoption to Amend Audit Resolution 2022-06 Audit Contract

A motion was made by Commissioner Testa and seconded by Commissioner Hoban.
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.

Chairperson Giovinazzi called for a motion to adjourn the meeting.

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

The next meeting is scheduled for September 21, 2023 at 3:00pm.

At 3:50pm the meeting was adjourned.

Respectfully submitted,



Jacqueline S. Jones
Executive Director