

HOUSING AUTHORITY OF THE TOWN OF DOVER
MINUTES OF THE REGULAR MEETING
July 1, 2014

TIME: 4:30 P.M.

PLACE: Housing Authority of the Town of Dover, John J. Rich
Senior Apartments, 215 E. Blackwell St., Dover, New Jersey

SALUTE TO THE FLAG

CALL TO ORDER: Chairman Rich called the meeting to order
at 4:30 P.M.

ROLL CALL: Chairman Rich requested that the roll be called.

PRESENT

Chairman Rich
Vice Chairman Inglis
Commissioner Kline
Commissioner Mullin
Commissioner Picciallo
Commissioner Toohey

ABSENT

Commissioner Garzon

Also attending meeting:

Roberta L. Strater, Executive Director
Maria Tchinchinian, Deputy Executive Director
William Lovas, Attorney
Peter Polcari, Accountant

Public Notice - I hereby announce and state that adequate notice of this meeting being held on this first day of July was provided by the Executive Director of the Housing Authority of the Town of Dover by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at the John J. Rich Senior Apartments and filing said notice with the Town Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the Town of Dover for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et.seq. "Open Public Meetings Act."

Minutes - A motion was made by Commissioner Mullin and seconded by Vice-Chairman Inglis approving the Minutes of June 3, 2014. The following votes were cast:

AYES

Chairman Rich
Vice Chairman Inglis
Commissioner Kline
Commissioner Mullin
Commissioner Picciallo
Commissioner Toohey

ABSTAIN

NAYS

Chairman Rich declared said motion carried.

Receivables - A motion was made by Vice Chairman Inglis and seconded Commissioner Toohey approving the bills for July 1, 2014. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Rich		
Vice Chairman Inglis		
Commissioner Kline		
Commissioner Mullin		
Commissioner Picciallo		
Commissioner Toohey		

Chairman Rich declared said motion carried.

Mr. Polcari discussed the State Budget for 2015 that was being submitted. He explained that it is within 2 to 3% range as past years. He explained the only major difference is that it shows a line item for the transfer of \$275,000 from the Section 8 Reserves to Public Housing for all upcoming projects. Otherwise if the line item was not added than the budget would show a deficit for all the large item projects. Commissioner Mullin asked a question in regard to rental fees and Mr. Polcari responded to Commissioner Mullin. Commissioner Kline also inquired about vouchers and if we can receive more. Mr. Polcari explained that they are a set amount.

Resolution 2014-07-12 - After discussion a motion was made by Commissioner Toohey and seconded by Commissioner Picciallo Approving the State Budget for 2015. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Rich		
Vice Chairman Inglis		
Commissioner Kline		
Commissioner Mullin		
Commissioner Picciallo		
Commissioner Toohey		

Chairman Rich declared said motion carried.

Commissioner Mullin asked if all of the items that were listed in the PHA Plan were previously discussed. Ms. Strater explained that all of the items were discussed in the past in a finance meeting and also in the Resident Advisory meeting. Also, the list can be changed but they change would need to be submitted to HUD.

Resolution 2014-07-13 - After discussion a motion was made by Commissioner Toohey and seconded by Commissioner Picciallo Certifying Compliance for Annual PHA Plan. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Rich
Vice Chairman Inglis
Commissioner Kline
Commissioner Mullin
Commissioner Picciallo
Commissioner Toohey
Chairman Rich declared said motion carried.

Financial Statements- No comments

Report of Legal Counsel - Mr. Lovas reported that he reviewed the specifications for the generator replacement project and that they were in order.

Board Report - Ms. Strater's report is attached to the minutes.

New Business

Report of Committees:

Tenant Relations - None

Personnel - Ms. Strater explained that Lucille Favale and Maria Tchinchinian have begun to interview for the part-time position in the office.

Building & Grounds - Commissioner Mullin asked when the Generator replacement project bid will be held. Ms. Tchinchinian explained that it will be on Thursdy, July 17th at 10am. Ms. Strater also explained that after a meeting with the engineering firm, the housing authority will be testing the water softener system in the building. Commissioner Toohey explained that the housing authority installed them after reports and problems in plumbing with hard water. He agreed with Ms. Strater to receive the results from the water test and also the engineer's opinion.

Old Business - None

Original Signed By:

Roberta L. Strater, Director/Secretary

8/5/2014

Date Adopted