

Neptune City Housing Authority Meeting Minutes

April 11, 2019

Call to order

Authority Chairman Stewart called to order the regular and reorganization meeting of the Neptune City Housing Authority at 6:06 p.m. on April 11, 2019 at Neptune City Housing Authority, 2000 Sixth Avenue, Neptune City, N.J.

Pledge of Allegiance

The Pledge of Allegiance was stated.

Open Public Meetings Act

Chairman Stewart informed that notice of the meeting was given in compliance with the Open Public Meetings Act.

Roll Call

Attorney Aikins called the roll and the following persons were present: Chairman Stewart, Vice Chairman Goldberg, Commissioner Shafai, Commissioner Jardine, Commissioner Whalen and Commissioner Farry. Commissioner Adcock was absent. Executive Director Cook was present.

Minutes

The Meeting Minutes of the regular and reorganization meeting held on March 13, 2019 were unanimously approved on a motion by Commissioner Shafai, seconded by Vice Chairman Goldberg.

Presentation

Authority Architect Dave Clark gave a presentation to the Commissioners on the three pending projects at the Authority. They are the site work, the kitchen renovation and the hallway renovations. Mr. Clark distributed plans outlining these projects and noted that two of the three would likely need only competitive bidding and would not be subject to the Local Public Contract Law, given the estimated scope and cost of same. He advised he would have specifications for the site work and kitchen renovation projects in time for the May Authority meeting.

Regular Session

Executive Director Cook reported on several items: 1. The Authority's Bond has matured and the payoff figure is to be supplied soon; 2. The new fish tank is open in the lobby; 3. The NJHMFA has granted a six month extension to determine potential new rent increases; 4. The treadmill is still pending; 5. The contact information for Coinomatic has been located and a request for a quote to provide new washing/drying machines has been made to that company.

Also, discussion as held with regard to the upcoming housing conference in Atlantic City. On a motion by Vice Chairman Goldberg, seconded by Commissioner Shafai, the Commissioners resolved unanimously to approve reimbursement for meeting attendance fees and for travel reimbursement at established rates for those Commissioners and the Executive Director who will actually attend the conference.

Finance Committee No report.

Building/Grounds Committee No report as this Committee will meet the week of April 17, 2019.

Regular Bills

On a motion by Commissioner Shafai, seconded by Vice Chairman Goldberg, the regular bills of the Authority were unanimously approved.

General Fund Bills

None.

Unfinished Business

None.

New Business

None.

Public Portion

Discussion was had concerning the lobby chairs and a resident was encouraged (and agreed) to contact the Executive Director. A comment was made thanking the Authority for the recently installed security cameras. Also, a request was made for "walk-in" tub/shower units to be retrofit to each apartment's bathroom, however, given the estimated cost of \$3,000 per apartment, such an expense is not in the Authority's budget at this time.

Good of the Authority (no commentary)

Adjournment

On a motion by Commissioner Shafai, seconded by Vice Chairman Goldberg, the meeting was adjourned at 6:42 p.m.