

Neptune City Housing Authority Meeting Minutes

April 8, 2020

Call to order

Authority Chairman Stewart called to order the regular meeting of the Neptune City Housing Authority at 6:00 p.m. on April 8, 2020 via telephonic conference with all participants.

Pledge of Allegiance

The Pledge of Allegiance was omitted.

Open Public Meetings Act

Chairman Stewart informed that notice of the meeting was given in compliance with the Open Public Meetings Act. Supplemental notice of the telephonic conference due to the COVID-19 health emergency was given in accordance with the guidelines established by the New Jersey Department of Community Affairs.

Roll Call

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

Minutes

The Meeting Minutes of the regular meeting held on March 11, 2020 were approved on a motion by Vice Chairman Goldberg, seconded by Commissioner Farry. Commissioner Shafai abstained.

Regular Session

Authority Architect Dave Clark was present on the call and discussed the two (2) recommended change orders for the Authority's current projects. First, he reviewed the change order to the Site Work Project and noted that the replacement of nineteen (19') feet of curb length for better vehicular maneuvering as well as additional sidewalk sections which are in poor condition. On a motion by Commissioner Adcock, seconded by Vice Chairman Goldberg, the Resolution approving this change order in the amount of \$4,893,15 to Straight Edge Construction was unanimously approved. Next, Mr. Clark addressed the mold in the Lobby Renovation Project. This is an unforeseen condition and is occurring as a result of moisture levels near the vents and the windows in the corridors of each floor of the Authority building. Mold remediation will be necessary, with the construction of a vapor barrier, use of PPE equipment by the contractor and controlled exhaust system during the remediation. On a motion by Vice Chairman Goldberg, seconded by Commissioner Shafai, the Resolution approving this change in the amount of \$39,464.77 to Santorini Construction, Inc. was unanimously approved.

Executive Director Cook advised the Commissioners that Mr. Clark is also investigating the condition of the electric panels within apartments as a result of the recent concerns with electrical panels made by Federal Pacific Electric. We will have an update in time for the May meeting. Mr. Cook also noted that all residents are well so far in the challenging COVID-19 virus situation.

Building/Grounds Committee

Vice Chairman Goldberg had no report.

Finance Committee

Commissioner Adcock had no report..

Regular Bills

On a motion by Commissioner Shafai, seconded by Vice Chairman Goldberg, the regular bills of the Authority were unanimously approved with Mr. Cook promising to resolve the question as to whether cleaning of common areas are included in the recently approved Interlocal Service Agreement between the Authority the Township of Neptune Housing Authority. Until the next meeting, it was agreed that the Authority will continue to pay the \$300 per month separate fee for cleaning to Ms. Allison Clark.

General Fund Bills

None.

Unfinished Business

None.

New Business

Chairman Stewart and Executive Director Cook discussed the potential for supplemental meals for Authority residents during the time of the COVID-19 health crisis. Further information will be reviewed at the May meeting and any applicable program may be instituted between now and then.

Public Portion

None.

Good of the Authority

A reminder was stated that all Financial Disclosure Forms are due to be filed on line by April 30, 2020. This deadline has not been extended as a result of the COVID-19 health emergency.

Adjournment

On a motion by Commissioner Shafai, seconded by Vice Chairman Goldberg, the meeting was adjourned at 7:04 p.m.