

Neptune City Housing Authority Meeting Minutes

June 10, 2020

Call to order

Authority Chairman Stewart called to order the regular meeting of the Neptune City Housing Authority at 6:04 p.m. on June 10, 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 and Superintendent Lynda Muszynski were also present by telephone.

Minutes

The Meeting Minutes of the regular meeting held on May 13, 2020 were unanimously approved on a motion by Vice Chairman Goldberg, seconded by Commissioner Whalen.

Regular Session

Executive Director Cook advised the Commissioners that he has coordinated transport through JBL at \$15 per person for COVID-19 testing at Rite Aid, which is located at Rt. 33 and Main Street in Neptune. He also noted that the New Jersey Housing and Mortgage Finance Authority is reviewing the proposed twenty year contract. Next, Authority Attorney Aikins reviewed updates on the three projects as communicated by Authority Architect Dave Clark. He stated that on the site work project, the infrared repairs to the parking lot were completed today and the ponding areas were now largely flat. Also, the caulk joints should be completed within the next week or two and this project should be closed out by mid-July. As to the interior hallway project, he shared that Dave Clark had been informed by the contractor that mold remediation on all floors was complete. The first floor presented a double layer of gypsum board during removal and this will be an extra cost to replace, for which unit pricing had been given. Also, the now forty year old ceramic electrical receptables are cracking and many will need to be replaced. Lynda will coordinate a proposal from the Authority electrician, as this does not need

to be bid due to the low cost. On the kitchen renovation project, the cabinets have been ordered and are currently being manufactured. An installation schedule will be shared at the next meeting of the Authority Commissioners, if not before by Authority Architect Dave Clark.

Building/Grounds Committee

Vice Chairman Goldberg had no report.

Finance Committee

Commissioner Adcock had no report.

Regular Bills

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

General Fund Bills

None.

Unfinished Business

None.

New Business

Vice Chairman Goldberg thanked Chairman Stewart, his son and Executive Director Cook for coordinating the food provisions and delivery through the Police Athletic and Activity League. Chairman Stewart discussed the concept of expanding the Authority's current number of residential units by a potential construction program on adjoining land. There is good opportunity for doing so given the proximity and given the fact that the Authority's debt has been fully paid.

Public Portion

None.

Good of the Authority

None.

Adjournment

On a motion by Commissioner Adcock, seconded by Vice Chairman Goldberg, the meeting was adjourned at 6:27 p.m.