

Neptune City Housing Authority

Meeting Minutes

February 10, 2021

Call to order

Authority Vice Chairman Goldberg called to order the regular meeting of the Neptune City Housing Authority at 6:04 p.m. on February 10, 2021 via telephonic conference with all participants.

Pledge of Allegiance

The Pledge of Allegiance was omitted.

Open Public Meetings Act

Authority Attorney Aikins 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: Vice Chairman Goldberg, Commissioner Adcock, Commissioner Shafai, Commissioner Jardine, Commissioner Whalen and Commissioner Farry. Joseph Mauro of the Neptune Township Housing Authority and Superintendent Lynda Muszynski were also present by telephone. Chairman Stewart and Executive Director Cook were absent.

Minutes

The Meeting Minutes of the reorganization and regular meeting held on January 13, 2021 were approved on a motion by Commissioner Adcock, seconded by Commissioner Shafai. Commissioner Whalen abstained.

Regular Session

Joseph Mauro reviewed bids from Helios Construction (\$3,335 without materials for the ceramic tile backsplash) and TPK Construction (\$3,500 including all materials) to finish the kitchen project. Mr. Mauro recommended TPK Construction and on a motion by Commissioner Shafai, seconded by Commissioner Farry, the Commissioners unanimously approved the bid of TPK Construction. Mr. Mauro noted that the work can begin immediately and should be done by the end of February. Mr. Mauro next shared that the Pella window project is proceeding and has reached approximately 85 to 90% completion, with only the 5th floor and punchlist items remaining to be done. The work is scheduled to be completed approximately March 8th. He advised further that the lighting project is also progressing with all common areas completed and work in the

individual apartments scheduled to begin the week of February 22nd and finish the week of March 15th.

Building/Grounds Committee

Vice Chairman Goldberg had no report.

Finance Committee

Commissioner Adcock had no report, but recommended the Commissioners adopt the 2019 Audit. On a motion by Commissioner Shafai, seconded by Commissioner Whalen, the Commissioners unanimously approved the 2019 Audit.

Regular Bills

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

Unfinished Business

None.

New Business

Discussion was held concerning the potential removal of snow and ice from the entrance awning. Mr. Mauro will review with maintenance staff to see if and how this can best be accomplished.

Public Portion

No one present.

Good of the Authority

None.

Adjournment

On a motion by Commissioner Whalen, seconded by Commissioner Adcock, the meeting was adjourned at 6:23 p.m.