

Neptune City Housing Authority

Meeting Minutes

November 10, 2021

Call to order

Authority Chairman Eugene Stewart called to order the regular meeting of the Neptune City Housing Authority at 6:02 p.m. on November 10, 2021 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

Authority Attorney Aikins called the roll and the following persons were present by telephone: Chairman Stewart, Vice Chairman Goldberg, Commissioner Adcock, Commissioner Shafai, Commissioner Jardine and Commissioner Farry. Executive Director Cook and Superintendent Lynda Muszynski were also present on the call.

Minutes

The Meeting Minutes of the meeting held on October 13, 2021 were approved on a motion by Vice Chairman Goldberg, seconded by Commissioner Adcock. Commissioners Shafai and Farry abstained as they were not present at the October 13, 2021 meeting.

Regular Session

Executive Director Cook informed that much work at the Authority building has been accomplished: three (3) 250 watt flood lights have been installed at the front of the building and await inspection by the Borough Construction Official, the new refrigerator in the kitchen of the Community Room (with water line for the icemaker) is installed, the dishwasher in that kitchen is also installed, two (2) exterior security cameras have been repaired and quotations for repair of the fence on the east side of the building are anticipated to be received shortly.

Building/Grounds Committee

Vice Chairman Goldberg reported that a meeting was held on October 29, 2021 and attended by Chairman Stewart, Director of Operations Joseph Mauro, Alex Clark, Lynda Muszynski and the Vice Chairman to discuss the common bathrooms and the laundry room improvements. The

common bathrooms will have finish colors of black, gray and white with a floor plan change to permit the doors to face the hallway. The laundry room will be patched and painted with a new floor to be installed and new washers and dryers to be supplied.

Finance Committee

Commissioner Adcock advised that the 2020 audit will be completed by the end of this week and will be reviewed at the Commissioners' next meeting on December 8, 2021. He advised that the 2022 budget will also be presented at the December 8, 2021 meeting.

Regular Bills

On a motion by Commissioner Shafai, seconded by Vice Chairman Goldberg, the Commissioners unanimously approved the regular bills. It is noted that the portion of the Administrative Salary reflected on the 2021 year-to-date report and relating to A. Clark is to be revised due to the elimination of that position.

Unfinished Business

None.

New Business

None.

Public Portion

Pamela Renee asked that the website be corrected to note the Commissioners' meeting time is 6 p.m. She also inquired about the status of the REAC inspection, the results for which Executive Director Cook advised should be received in December. Ms. Renee also discussed the interior garbage chute and was advised that it has not been utilized in several years due to the repeated misuse of the chute which resulted in the chute being jammed and needing to be repaired frequently. Executive Director Cook noted that an accommodation has been in place during this period for those residents seeking to have their garbage removed from their apartments rather than placing their garbage in the designated area themselves.

Good of the Authority

None.

Adjournment

On a motion by Commissioner Adcock, seconded by Commissioner Jardine, the meeting was adjourned at 6:24 p.m.