

The February 12, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Goldberg, and Stewart. Commissioners Camera and Foy were not in attendance. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

Motion to accept the minutes of the Meeting of January 8, 2014, was made by Commissioner Stewart and. Seconded by Commissioner Eckart. On a roll call vote all members voted "yes".

Refer to the Minutes of the Re-organization Meeting:

Motion for the January 8, 2014 Reorganization meeting by Commissioner Eckart and seconded by Commissioner Goldberg. On a roll call vote all members voted "yes".

Reports:

Finance: none

Buildings and Grounds: none

Executive Director Report: On February 7, 2014 we experienced a REAC Inspection by a HUD Inspector.

There were two findings: on the roof there were four electric boxes that were not secured. In the Electric Room there were three "Knock Out Plugs" that were missing. The Superintendent went to Regular Bills: Motion by Commissioner Eckart and seconded by Commissioner Stewart to pay the bills as listed. On roll call all members voted "yes".

General Fund Bills: Motion by Commissioner Comer and seconded by Commissioner Stewart to pay the bills as listed. On roll call all members voted "yes".

Unfinished Business: none

New Business: none

For the Good of the Authority: Motion by Commissioner Camera and seconded by Commissioner Stewart for the Executive Director to have available each month an updated list of applicants for affordable housing. On roll call all members voted "yes".

Audience Participation: none

Motion by Commissioners Comer/Goldberg to recess the meeting at 6:30 PM. All members were in favor.

Motion by Commissioners Comer/Goldberg to adjourn the meeting at 9:45 PM. All members were in favor.

Respectfully submitted

Robert Shafer,
Secretary

The May 14, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Goldberg, Stewart, Camera and Foy. Commissioner Comer was absent. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

Motion to accept the minutes of the Meeting of April 2, 2014, was made by Commissioner Camera and. Seconded by Commissioner Goldberg. . On a voice vote all members voted "yes". Commissioners Foy and Stewart abstained.

Reports: Buildings and Grounds – No Report
Finance Committee – No Report

Motion to pay the Operating Account Bills: Motion by Commissioner Eckart and seconded by Commissioner Camera to pay the bills as listed. On roll call vote all members voted "yes".

General Fund Bills: Motion by Commissioner Stewart and seconded by Commissioner Eckart to pay the bills as listed. On a roll call vote all members voted "yes".

Unfinished Business: Mr. Shafer reported on the Landscaping project for the front of the building. The current estimate is \$198.67 more than the estimate since August, 2013. Motion by Commissioner Eckart and seconded by Commissioner Camera to approve the increase. On a roll call vote all members voted "yes".

New Business: None

For the Good of the Authority: Commissioner Eckart asked if the vending machines were being utilized. Superintendent Lynda Muszynski reported that the soda machine had been refilled last week with approximately 48 cans of soda. The snack machine has also been refilled.

Audience Participation: Let the record reflect that there was not any audience participation

Motion by Commissioners Eckart and seconded by Commissioner Camera to adjourn the meeting at 7:16 PM. All members voted "yes".

Respectfully submitted

Robert Shafer,
Secretary

The June 11, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Goldberg, Stewart, and Camera. Commissioners Comer and Foy were absent. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

Motion to accept the minutes of the Meeting of the May 14, 2014, were made by Commissioner Stewart and. Seconded by Commissioner Goldberg. . On a voice vote all members voted “yes”.

Reports: Buildings and Grounds – No Report
Finance Committee – No Report

Motion to pay the Operating Account Bills: Motion by Commissioner Camera and seconded by Commissioner Stewart to pay the bills as listed. On roll call vote all members voted “yes”.

General Fund Bills: None to Be Approved

Unfinished Business: Mr. Shafer reported on the Landscaping project. The Landscaping Project has been postponed for various reasons. It is scheduled to begin on Friday June 13, 2014, weather permitting.

New Business: We are looking to receive bids to have cameras installed in the parking lot, the back door, the side door by the dumpsters, and the front door.

For the Good of the Authority: Nothing was discussed.

Audience Participation: Let the record reflect that there was not any audience participation.

Motion by Commissioners Camera and seconded by Commissioner Goldberg to adjourn the meeting at 7:11 PM. All members voted “yes”.

Respectfully submitted

Robert Shafer,
Secretary

The July 9, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Comer, Goldberg, Stewart, and Foy arrive4d at 7:05. Commissioner Camera was absent. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

We deviated from the agenda to hear a presentation by Peter Polcari, Accountant pertaining to the 2013 Audit which we just received from the auditing firm. A motion by Commissioner Goldberg and seconded by Commissioner Stewart to accept the audit. On a roll call vote all members voted "yes". Commissioners Stewart and Biggs commented on the presentation and the excellent performance that is being done monthly by our accountant Peter Polcari.

Motion to accept the minutes of the Meeting of the June 11, 2014, was made by Commissioner Stewart and on a voice vote all members voted "yes".

Reports: Buildings and Grounds – The Landscaping project is completed and lends to the enhancement of the front of the building.

Finance Committee – The audit was received and approved.

Motion to pay the Operating Account Bills: Motion by Commissioner Stewart and seconded by Commissioner Goldberg to pay the bills as listed. On roll call vote all members voted "yes".

General Fund Bills: Motion by Commissioner Stewart and seconded by Commissioner Eckart On roll call vote all members voted "yes".

Unfinished Business: We are looking to receive bids to have cameras installed in the parking lot, the back door, the side door by the dumpsters, and the front door. This is being held over until the next meeting.

New Business: The Landscaper suggested we look into an irrigation system for the front of the building. We have received two bids. 1. S. Podd & Son for an amount of \$3,860.00. 2. Jersey Shore Lawn Sprinkler Inc in the amount of \$3,900.00 including two years of maintenance free.. The commissioners suggested that we obtain a third estimate. A motion by Commissioner Foy and seconded by Commissioner Goldberg to award the contract to Jersey Shore Lawn Sprinkler. On a verbal vote all members voted "yes".

For the Good of the Authority: This is not for the "good of the authority" it is with regrets that Commissioner Eileen Comer is resigning at the conclusion of tonight's meeting. The other Commissioners expressed their regrets.

Audience Participation: Ms. J. Barrie suggested that the authority look into automatic opening entry doors because our current doors are too heavy for some tenants to open. Two tenants Mr. D. Eckert & Mr. L. Juliano inquired about the recycling notice that all tenants received. Recycling materials must be separate from household trash.

Motion by Commissioners Eckart and seconded by Commissioner Stewart to adjourn the meeting at 7:53 PM. All members voted "yes".

Respectfully submitted

Robert Shafer,
Secretary

The August 13, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Stewart, Camera, Goldberg and Commissioner Foy arrived at 7:11. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

Motion to accept the minutes of the Meeting of July 9, 2014, was made by Commissioner Stewart and on a voice vote all members voted "yes". Commissioner Camera abstained.

Reports: Buildings and Grounds – The irrigation project is completed and is working as it is supposed to perform.

Finance Committee – No Report

Motion to pay the Operating Account Bills: Motion by Commissioner Camera and seconded by Commissioner Eckart to pay the bills as listed. On roll call vote all members voted "yes".

General Fund Bills: Motion by Commissioner Stewart and seconded by Commissioner Goldberg to pay the bills as listed. On a roll call vote all members voted "yes".

Unfinished Business: We are looking to receive bids to have cameras installed in the parking lot, the back door, the side door by the dumpsters, and the front door. This is being held over until the next meeting. After a lengthy discussion pertaining to an incident on Saturday evening, August 9, 2014, Commissioner Stewart suggested that he will be in contact with the Neptune City Public Safety Director to set up some informal meetings between the police department and the tenants.

New Business: As above in unfinished business.

For the Good of the Authority: It was suggested that the Authority present Mrs. Eileen Comer with a plaque for her seventeen years of dedicated service to the Neptune City Housing Authority. Mr. Shafer stated that the Attorney is working on a plaque and it should be presented to her at the annual meeting in January.

Audience Participation:

Motion by Commissioners Camera and seconded by Commissioner Eckartt to adjourn the meeting at 7:41 PM. on a voice vote all members voted "yes".

Respectfully submitted

Robert Shafer,
Secretary

The September 10, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Stewart, Camera, Goldberg and Foy. Attorney Mark Aikins was also in attendance. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

The newly appointed Commissioner Mr. Gordon Cousins was sworn in by Attorney Mark Aikins. All commissioners welcomed Commissioner Cousins.

Motion to accept the minutes of the Meeting of August 13, 2014, was made by Commissioner Camera and seconded by Commissioner Stewart. On a roll call vote all members voted "yes". Commissioner Cousins abstained.

Reports: Buildings and Grounds – None.
Finance Committee – None

Motion to pay the Operating Account Bills: Motion by Commissioner Stewart and seconded by Commissioner Goldberg to pay the bills as listed. On roll call vote all members voted "yes".

General Fund Bills: Motion by Commissioner Camera and seconded by Commissioner Stewart to pay the bills as listed. On a roll call vote all members voted "yes".

Unfinished Business: We have received three bids for installation outside of the building. After some further discussion a motion by Commissioner Foy and seconded by Commissioner Camera to accept the bid for the cameras from Security Cam Depot.Com LLC.

New Business: A suggestion was made that the NCHA begin to search for a new upgraded nurse emergency system, a new intercom system and a new fire alarm system. It was agreed that the Buildings and grounds Committee in conjunction with the Finance Committee research the above listed systems.

Commissioner Biggs welcomed Commissioner Cousins to the NCHA Board of Commissioners. Commissioner Camera welcomed Mayor Brown to the NCHA Meeting.

Motion by Commissioner Eckart and seconded by Commissioner Camera to enter into a caucus for a legal matter at 7:23 PM.

Motion by Commissioner Eckart and seconded by Commissioner Goldberg to reconvene the meeting at 7:52 PM.

Attorney explained that the commissioners had three choices in reference to a letter from Ms. C. Oppegaard president of the Neptune City Board of Education. The choices are to approve the request, reject the request or approve the attorney to send a letter to the Monmouth County Board of Ethics for an opinion. A motion by Commissioner Camera and seconded by Commissioner Stewart to have the Attorney send a letter to the County and obtain a legal opinion. On a roll call vote all members voted "yes". Mr. Aikins stated he would forward a copy of the letter to Mr. Shafer, Executive Director.

Audience Participation: Ms. B. Warhurst asked a hypothetical question pertaining to the Neptune City Police having keys for the front door in the event of an emergency and the availability of a key to enter any apartment for emergency assistance. Mr. Shafer explained that every police car has access to a key for the front door and access to the Knox Box outside the building which contains a master key to every door in the building. Ms. Warhurst then questioned what the tenants are supposed to do in the event of a general fire alarm in the building. She stated that the tenants are unaware of how to proceed.

Mayor Brown congratulated the Commissioners for having Security Cameras installed around the building and please connect with the Public Safety Director to have Police access to oversee the Security Cameras. He also thanked the Commissioners for their dedication and time spent as Commissioners in keeping the Authority updated.

Motion by Commissioners Camera to adjourn the meeting at 8:14 PM. on a voice vote all members voted "yes".

Respectfully submitted

Robert Shafer,
Secretary

The October 08, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Stewart, Goldberg and Cousins. Commissioners Camera and Foy were absent. Attorney Mark Aikins was in attendance and left the meeting at 7:20 PM. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

Attorney Aikins requested the unfinished business from the previous meeting be discussed at this time. After much discussion a motion by Commissioner Stewart and seconded by Commissioner Goldberg to accept the Neptune City Board of education President to come and speak to the tenants about the question on the referendum to approve a \$360,000.00 addition to the school budget. On a roll call vote Commissioners Biggs, Eckart and Goldberg voted "NO". Commissioners Stewart and Cousins voted "YES". Commissioner Stewart suggested that the Housing Authority establish a policy for outsiders to rent and pay a fee for using the Community room.

Commissioner Eckart spoke about the meeting the previous evening at the school pertaining to the referendum and the turnout was only about 1.1% of the total registered population. The point of his discussion was that the population at large should be addressed.

Mr. Polcari, Account addressed the Commissioners pertaining to the 2015 proposed budget. After a detailed explanation Commissioner Cousins offered a motion to accept the proposed budget and the motion was seconded by Commissioner Goldberg. On a roll call vote all members voted "yes".

Motion to accept the minutes of the Meeting September 10, 2014, was made by Commissioner Eckart seconded by Commissioner Stewart. On a roll call vote all members voted "yes".

Reports: Buildings and Grounds – None.

Finance Committee – (the budget as previously discussed)

Motion to pay the Operating Account Bills: Motion by Commissioner Stewart and seconded by Commissioner Goldberg to pay the bills as listed. On roll call vote all members voted "yes".

General Fund Bills: Motion by Commissioner Stewart and seconded by Commissioner Eckart to pay the bills as listed. On a roll call vote all members voted "yes".

Unfinished Business: (the question as above)

New Business: A discussion pertaining to the establishment of a Neptune City Housing Authority Website as required by the State of New Jersey. Having received two bids the Commissioners wanted more information pertaining to total cost. Commissioner Stewart suggested that the Executive Director investigate the total cost and then send an email to all commissioners for their approval or rejection. This procedure was followed up the next day and I received six approvals to move forward. One Commissioner did not respond.

Audience Participation: Mr. Goldberg questioned the notice pertaining to the REAC recommendation that apartment doors should be closed at all times. Mr. Shafer explained that the situation is all taken care of and the doors are to be closed.

Motion by Commissioners Stewart and seconded by Commissioner Cousins to adjourn the meeting at 8:00:14 PM. on a voice vote all members voted "yes".

Respectfully submitted

Robert Shafer,
Secretary

(OVER)

The November 12, 2014, Meeting of the Neptune City Housing Authority was called to order at 7:00 PM by Commissioner Biggs. The following Commissioners were in attendance: Biggs, Eckart, Camera, Goldberg, Foy and Cousins. Commissioner Stewart arrived at 7:10 PM. Attorney Mark Aikins was in attendance. The meeting was held in the Community Room of the Neptune City Housing Authority at 2000 6th Avenue, Neptune City, NJ 07753.

Motion to accept the minutes of the Meeting October 8, 2014, was made by Commissioner Goldberg and seconded by Commissioner Eckart. On a roll call vote members voted "yes". Commissioners Camera and Foy abstained.

Reports: Buildings and Grounds – None.
Finance Committee – None

Motion to pay the Operating Account Bills: Motion by Commissioner Cousins and seconded by Commissioner Goldberg to pay the bills as listed. On roll call vote all members voted "yes".

General Fund Bills: None

Unfinished Business: The Website is in the process of being functional and you may access it at "neptunecityhousingauthority.org."

New Business:

1. The "2015" Meeting Calendar. Motion by Commissioner Goldberg and seconded by Commissioner Eckart. On roll call vote all members voted "yes".
2. Discussion pertaining to the removal/replacement of the interior cameras on the 1st floor. Motion by Commissioner Camera and seconded by Commissioner Eckart. On roll call vote all members voted "yes". Commissioner Stewart abstained.
3. Discussion pertaining to the removal/replacement of the base cove molding on the 1st, 4th and 5th floors. The new base cove will be 6 inches and will help to hold the wall paper from curling up. Motion by Commissioner Foy and seconded by Commissioner Cousins. On roll call vote all members voted "yes".

Audience Participation: Mr. Goldberg suggested that the wall paper be removed and the walls prepared and painted.

Ms. B. Warhurst suggested that each apartment have a screen installed next to the intercom system so the tenants can see who is ringing their buzzer. It was turned over to the Buildings and Grounds Committee for further information and cost.

Motion by Commissioners Stewart and seconded by Commissioner Eckart to adjourn the meeting at 7:28 PM. on a voice vote all members voted "yes".

Respectfully submitted

Robert Shafer,
Secretary