

**Minutes of the 10/22/20 Scheduled OCTOBER meeting of the Board of Commissioners of the WEEHAWKEN HOUSING AUTHORITY held virtually using zoom meeting Weehawken, county of Hudson, state of new jersey. At 6:45 PM, the meeting was called to order. Chairman Nersesian read the Statement of Compliance and led the Flag Salute.**

**Present were:** *Chairman Dom Facchini*  
*Commissioner Carnig Nersesian*  
*Commissioner Schmid*  
*Commissioner Eleanor Bez-absent*  
*Commissioner Leonard Lauricella-absent*  
*Commissioner Al Orecchio*  
*Commissioner Cathy Marchetti*

*Also present:* *R. DiVincent, Executive Director*  
*W. Katchen, Accountant-*  
*J. Capizzi-Attorney*  
*R. Gonzalez-Tenant Services Coordinator*  
*D. Gasorek*  
*Darlene Vetter -Housing Authority Recorder*

#### **PREVIOUS MINUTES**

***Motion** was made by Commissioner Marchetti and seconded by Commissioner Schmid to pass the SEPTEMBER 24<sup>th</sup> 2020 meeting minutes.*

*Chairman Dom Facchini-aye*  
*Commissioner Carnig Nersesian-aye*  
*Commissioner Schmid-aye*  
*Commissioner Eleanor Bez-absent*  
*Commissioner Leonard Lauricella-absent*  
*Commissioner Al Orecchio-aye*  
*Commissioner Cathy Marchetti-aye*

AYE- 5 ABSTAIN -

#### **CORRESPONDENCE**

*1) Email from attorneys Capizzi and Burke regarding PBV HAP contract*

#### **RESOLUTIONS**

NONE

**BIDS AND PROPOSALS**

- a) *One (1) response submitted for R.F.P. for Project Based Vouchers from Attorney Burke for Weehawken Senior Housing Rehabilitation Corporation.*

*MOTION was made by Commissioner Schmid and seconded by Commissioner Marchetti to accept this response.*

*Chairman Dom Facchini-aye  
Commissioner Carnig Nersesian-aye  
Commissioner Schmid-aye  
Commissioner Eleanor Bez-absent  
Commissioner Leonard Lauricella-absent  
Commissioner Al Orecchio-aye  
Commissioner Cathy Marchetti-aye*

AYE- 5 ABSTAIN -

**ACCOUNTANTS REPORT**

- a) *Mr. Katchen reviewed the financials with the Board and reported that at the end of the 9-month period, there is an excess expense over revenue of \$66,960.00 principally due to Capital projects accomplished. The reimbursables in did not equal the total for the replacement of equipment.*
- b) *Mr. Katchen also explained the need to notify and submit to HUD a new schedule of capital repairs that is more fitting to our funding.*
- c) *Mr. DiVincent also recommended to the Board that in receiving the Architect Scope for the façade of 525, in excess \$250,000 a written clarification from the Architect explaining the seriousness of the issue should also be submitted to HUD in order to update the budget.*
- d) *Mr. Katchen will also schedule a time and date with Dee Vetter and Mr. DiVincent to go over the Budget and also to review the transferring of CARES funds. He will also review the process for phasing in the PBV vouchers for 2-4 Potter Place and procedures going forward.*

**PAYMENT OF OPERATING BILLS**

**Motion** was made by Commissioner Nersesian and **Seconded** by Commissioner Marchetti to pay OCTOBER bills.

*Chairman Dom Facchini-aye  
Commissioner Carnig Nersesian-aye  
Commissioner Schmid-aye  
Commissioner Eleanor Bez-absent  
Commissioner Leonard Lauricella-absent  
Commissioner Al Orecchio-aye  
Commissioner Cathy Marchetti-aye*

AYE- 5 ABSTAIN

**PAYMENT OF RAD UPGRADE BILLS**

NONE

**REPORTS**

**ATTORNEYS REPORT**

- a) *Mr. Capizzi submitted draft of HAP contract for PBV and also copy of Audit letter submitted to auditor*

**INSURANCE REPORT**

NONE

**EXECUTIVE DIRECTOR'S REPORT**

- a) *Mr. DiVincent explained that the wall in front of 525 Gregory has been repaired and that we are working with insurance company in possibly recouping money spent towards our deductible.*

**RAD 525 GREGORY-Project Based Voucher- 95**

**SECTION 8 – 200 HCV 28 PBV 27 PORTABLE**

**INSPECTORS REPORT 5 pass**

**NEW BUSINESS**

NONE

**OLD BUSINESS**

- a) *Mr. Capizzi along with Mr. Burke to initiate HAP Contract for Project Based Vouchers between WHA and WSHC 2-4 POTTER PLACE*

**EXECUTIVE SESSION**  
NONE

**REMARKS FROM CITIZENS**  
NONE

**ADJOURNEMENT**

*At 7:00 PM motion was made by Commissioner Nersesian and seconded by  
Commissioner Marchetti to adjourn meeting.*

*Chairman D. Facchini -aye  
Commissioner C. Nersesian-aye  
Commissioner M. Schmid-aye  
Commissioner E. Bez-absent  
Commissioner L. Lauricella-absent  
Commissioner C. Marchetti-aye  
Commissioner A. Orecchio-aye*

*5-Ayes: Abstain:*

Respectfully submitted  
Darlene Vetter  
Housing Authority Recorder