

**MINUTES OF THE 10/27/22 SCHEDULED OCTOBER MEETING OF THE BOARD OF COMMISSIONERS OF THE WEEHAWKEN HOUSING AUTHORITY HELD IN THE CONFERENCE ROOM OF THE "GREGORY AVENUE APARTMENTS" AT 525 GREGORY AVENUE, WEEHAWKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY AT 6:45 PM, THE MEETING WAS CALLED TO ORDER. CHAIRMAN FACCHINI READ THE STATEMENT OF COMPLIANCE AND LED THE FLAG SALUTE.**

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

*Also present:* *J. Barracato- Part time Interim Executive Director*  
*W. Katchen, Accountant- absent*  
*J. Capizzi-Attorney*  
*Antoinette Visaggio -Housing Authority Recorder*

#### **PREVIOUS MINUTES**

**Motion** was made by *Commissioner Schmid* and **seconded** by *Commissioner Marchetti* to pass the 9/22/2022 meeting minutes.

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

*AYE- 3 ABSTAIN 0*

*Let the record show that due to COVID 19, Darlene Vetter has been working remotely from home and also:*

*Let the record show that Antoinette Visaggio will be acting in her place during work hours and also recording the meeting minutes for October 27<sup>th</sup> 2022*

#### **CORRESPONDENCE**

- a) *Mr. Barracato spoke on the Section 8 Marketing Plan.*
- b) *Esq. Capizzi spoke on the Open Public records correspondence. He will respond accordingly.*

## BIDS AND PROPOSALS

- a) *Proposal came in from Ring Central to replace phone system. Jim and Dee met with Paul Zimmerman from Hackensack. He proposed we go with the same system they use at the town hall and the school district.*

*The board authorized the Executive Director to proceed and enter contract.*

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

*AYE- 3 ABSTAIN 0*

- b) *Second proposal came in from Sherwin Williams to replace vacant apartments when they become available with full vinyl flooring. Board received 3 options. Board authorized to accept Sherwin Williams.*

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

*AYE- 3 ABSTAIN 0*

## RESOLUTIONS

- a) **Motion** was made by Commissioner Marchetti, **seconded** by Commissioner Schmid to authorize Civil Right Certification resolution

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

*AYE- 3 ABSTAIN 0*

- b) **Motion** was made by Commissioner Schmid, **seconded** by Commissioner Marchetti to accept Resolution 2022-08 to pass the 2021 Audit

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

AYE- 3 ABSTAIN

### ACCOUNTANTS REPORT

*Mr. Katchen was not present. The board went over reports.*

### PAYMENT OF OPERATING BILLS

*Prior board authorized payments for Operating bills.*

**Motion** was made by Commissioner Marchetti, **Seconded** by Commissioner Schmid to pay OCTOBER bills.

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

AYE- 3 ABSTAIN

### PAYMENT OF RAD UPGRADE BILLS

**Motion** was made by Commissioner Marchetti, **seconded** by Commissioner Schmid to authorize payment of RAD Bills.

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

AYE- 3 ABSTAIN

## REPORTS

### ATTORNEYS REPORT

- a) *Esq. Capizzi reported that he is working on the retention record policy.*
- b) *He also said under Opra that they are considering appointing a custodian of records. Possibly be ready for next month.*
- c) *He also spoke on a tenant who is filing a suit against the HA for discrimination.*

### INSURANCE REPORT

NONE

### EXECUTIVE DIRECTOR'S REPORT

- a) *Continuing to lease up empty units and vouchers*
- b) *He also spoke on the floors and Phone lines.*

**RAD 525 GREGORY-Project Based Voucher- 96**

*P.B.V @ 2-4 Potter 5*

*P.B.V.@ Pleasant 1*

*P.B.V. @ 4528 Park 0*

**SECTION 8 – HCV 224 PBV 26 PORTABLE IN 0 PORTABLE OUT 7**

**INSPECTORS REPORT TOTAL 9 PASS 9 FAIL 1**

### NEW BUSINESS

- a) *Labor Attorney to update Personnel Policy*
- b) *Draft contract for Executive Director*

### OLD BUSINESS

- a) *Employee handbook update*
- b) *Attorney working on retention record policy*
- c) *Working on considering appointing custodian of records.*

**Motion** was made by Commissioner Schmid, **seconded** by Commissioner Marchetti to go into Executive Session.

*Chairman Dom Facchini-aye*

*Commissioner Carnig Nersesian-absent*

*Commissioner Schmid-aye*

*Commissioner Leonard Lauricella-absent*

*Commissioner Cathy Marchetti-aye*

*Commissioner Al Orecchio-absent*

AYE- 3 ABSTAIN 0

**EXECUTIVE SESSION**

*Board broke to go into executive session to discuss a personal investigated matter and no action was going to be taken for further review.*

**Motion** was made by Commissioner Marchetti, **seconded** by Commissioner Schmid to go out of Executive Session.

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

*AYE- 3 ABSTAIN 0*

**REMARKS FROM CITIZENS**

NONE

**ADJOURNMENT**

*At 7:30 PM motion was made by Commissioner Marchetti and seconded by Commissioner Schmid to adjourn meeting.*

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

*3-Ayes: Abstain 0*

*Respectfully submitted  
Antoinette Visaggio  
Housing Authority Recorder*

