

MINUTES OF THE 2/29/24 SCHEDULED 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.

ATTENDEES:

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

*Also present: J. Barracato- Exec. Director
W. Katchen-accountant
J. Capizzi -Esq.
T. Greco
D. Gasorek
D. Vetter*

PREVIOUS MINUTES

***Motion** was made by Commissioner Nersesian and **seconded** by Commissioner Schmid to pass the previous meeting minutes.*

*Chairman Dom Facchini-aye
Commissioner C. Nersesian-aye
Commissioner Marchetti-aye
Commissioner M. Schmid-aye
Commissioner A. Orecchio-aye*

AYE- 5 ABSTAIN

CORRESPONDENCE

NONE

2/29/2024

**RECEIPT OF
BIDS AND PROPOSALS**

- a) **MOTION** was made by Commissioner Marchetti and seconded by Commissioner Schmid to accept Bid from Punjab Restoration in the amount of \$167,900 for 525 Interior Unit Improvements.

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

In response to Professional Services R.F.Q

- b) **MOTION** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to hire William Katchen, C.P.A. for Accounting services for the amount of \$42,600

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

- c) **MOTION** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to hire Giampaolo & Associates for Audit fiscal year 2023 for the amount of \$14,400

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

- d) **MOTION** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to hire Angel Consultant LLC. for Information Technology (I.T.) services for the amount of \$90 an hour. Not to exceed \$40,000

Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio

AYE- 5 ABSTAIN

RESOLUTIONS

NONE

ATTORNEYS REPORT

NONE

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board

- a) 525 RAD program had an excess of revenue over expense of \$28,460
b) Voucher program had an excess of revenue over expense of \$11,388

PAYMENT OF OPERATING BILLS

MOTION was made by Commissioner Nersesian **Seconded** by Commissioner Marchetti to pay February bills.

Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS
NONE

REPORTS AND UNFINISHED BUSINESS

INSURANCE REPORT
NONE

EXECUTIVE DIRECTOR'S REPORT

a) Copy Distributed

RAD 525 GREGORY-Project Based Voucher- 99

*P.B.V @ 2-4 Potter 8
P.B.V.@ Pleasant 11
P.B.V. @ 4528 Park 4*

SECTION 8 – HCV 212 4800 PBV 28 PORTABLE IN PORTABLE OUT 12

INSPECTORS REPORT TOTAL PASS FAIL

NEW BUSINESS

OLD BUSINESS

- a) Amend Section 8 Admin Plan /Annual Plan*
- b) Addendum to lease for lithium batteries and E. Bikes*
- c) R.F.P for up to 10 V.A.S.H. Vouchers*

REMARKS FROM CITIZENS
NONE

ADJOURNMENT

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

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

*Respectfully submitted
Darlene Vetter
W.H.A. recorder*