

**MINUTES OF THE 7/22/2021 SCHEDULED JULY MONTHLY MEETING OF THE BOARD OF TRUSTEES OF THE WEEHAWKEN SENIOR HOUSING CORP. HELD VIRTUALLY USING ZOOM MEETING WEEHAWKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY.**

At 6:15 PM, the meeting was called to order.

*Present were:*

Chairman Carnig Nersesian  
Trustee Roberto Speer-absent  
Trustee Ana Miranda  
Trustee James Marchetti  
Trustee Leonard Lauricella  
Trustee Teresa Greco-absent  
Also present:  
R. DiVincent Executive Director  
Dom Facchini-Affordable Housing Director  
William Katchen-Accountant-absent  
James Burke, Esq.  
Raul Gonzalez-Tenant Liaison  
Darlene Vetter- Housing Authority Recorder

**PREVIOUS MINUTES**

*Motion was made by Trustee Miranda **Seconded** by Trustee Marchetti to pass the 6/24/2021 Scheduled JUNE meeting minutes.*

Chairman Carnig Nersesian-aye  
Trustee Roberto Speer-absent  
Trustee Ana Miranda-aye  
Trustee James Marchetti-aye  
Trustee Leonard Lauricella-aye  
Trustee Teresa Greco-absent

*4- Ayes: Abstain: 1*

**BIDS/PROPOSALS**

NONE

**RESOLUTIONS**  
NONE

**CORRESPONDENCE**

- a. *Email from Architect showing withdrawal of bid by the contractor for the Renovation of Public Spaces at 2-4 Potter place.*
- b. *Letter from Architect showing two lowest bidders for Renovation of Public Spaces at 2-4 Potter*

**ACCOUNTANTS REPORT**

*Mr. Katchen reviewed the reports with the Board and explained that:*

- a) *2-4 Potter Place has a YTD loss of \$8,915 due to maintenance costs. He also stated that once the P.B.V Hap is in place the infusion of income from said will help to cover the costs.*
- b) *4800 has an excess of revenue over expense of \$45,298 and is on par with expenses*

**PAYMENT OF BILLS**

*Motion was made by Trustee Miranda and seconded by Trustee Marchetti to pay JULY bills @2-4*

Chairman Carnig Nersesian-aye  
Trustee Roberto Speer-absent  
Trustee Ana Miranda-aye  
Trustee James Marchetti-aye  
Trustee Leonard Lauricella-aye  
Trustee Teresa Greco-absent

*4- Ayes: Abstain:*

*Motion was made by Trustee Marchetti and seconded by Trustee Miranda to pay JULY bills @4800 Park Avenue*

Chairman Carnig Nersesian-aye  
Trustee Roberto Speer-absent  
Trustee Ana Miranda-aye  
Trustee James Marchetti-aye  
Trustee Leonard Lauricella-aye  
Trustee Teresa Greco-absent

*4- Ayes: Abstain:*

*Motion was made by Trustee Miranda and seconded by Trustee Marchetti to authorize payment of W.H.A. RAD bills for JULY*

Chairman Carnig Nersesian-aye  
Trustee Roberto Speer-absent  
Trustee Ana Miranda-aye  
Trustee James Marchetti-aye  
Trustee Leonard Lauricella-aye  
Trustee Teresa Greco-absent

4- Ayes: Abstain:

## REPORTS

### ATTORNEYS REPORT

- a) *Mr. Burke explained to the board that documents regarding tenant arrears and eviction moratorium were reviewed and edited as needed.*

### INSURANCE REPORT

NONE

### NEW BUSINESS

- a) *2-4 Potter common area repair project on hold pending review of accounting budget and submitted bids.*
- b) *Mr. Facchini suggested hiring an Engineer to review the wall at 2-4 Potter to determine if and which parts are structurally sound and then possibly revise Bid Specs.*

### OLD BUSINESS

- c) *Mr. Katchen submitted all required documents to Connectone Bank. Mr. Burke will follow up with original contact.*
- d) *Repair of 2-4 retaining wall.*
- e) *Will revisit Entryway gate, panic bar and signage for 2-4 Potter side alley.*
- f) *Will look into Smoking Policy in place at WHKN Town hall and also West New York Housing Authority and if they can be adapted to our needs.*

**REMARKS FROM CITIZENS**  
NONE

**ADJOURNEMENT**

*At 6:30 PM motion was made by Trustee Miranda and seconded by Trustee Marchetti to adjourn meeting.*

Chairman Carnig Nersesian-aye  
Trustee Roberto Speer-absent  
Trustee Ana Miranda-aye  
Trustee James Marchetti-aye  
Trustee Leonard Lauricella-aye  
Trustee Teresa Greco-absent

*4- Ayes: Abstain:*

Respectfully submitted  
Darlene Vetter  
Housing Authority Recorder