

MINUTES OF THE 7/27/23 SCHEDULED JULY 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 D. Facchini*
Commissioner L. Lauricella
Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti

Also present: *J. Barracato- Exec. Director*
W. Katchen-Accountant
J. Capizzi-Attorney
T. Greco
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

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

Chairman Dom Facchini-aye
Commissioner L. Lauricella-abstain
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye

AYE- 4 ABSTAIN 1

CORRESPONDENCE

- a) *Conflict of interest disclosure form.*
Form approved by board and Executive Director to follow up with employees.
- b) *Letter from Leonard Lauricella resigning his position on the Board effective September 30th 2023*

BIDS AND PROPOSALS

- a) *Proposal from Sebco Laundry to upgrade machines.*
MOTION was made by Commissioner Marchetti and seconded by Commissioner Schmid to approve proposal for new machines.

*Chairman Dom Facchini-aye
Commissioner L. Lauricella-aye
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye*

AYE- 5 ABSTAIN

RESOLUTIONS

NONE

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

- a) *R.A.D. program has loss of \$1024 due to employee benefits contribution*
b) *Voucher program has an excess of revenue over expense of \$39,268*
c) *Regarding the taxes owed for 2018 and 2019 due to the 1099 issue:*
MOTION was made by Commissioner Nersesian and seconded by Commissioner Marchetti to pay \$8, 989.65 for year 2018 and \$5,493.93 for year 2019

*Chairman Dom Facchini-aye
Commissioner L. Lauricella-aye
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye*

AYE- 5 ABSTAIN

PAYMENT OF OPERATING BILLS

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

*Chairman Dom Facchini-aye
Commissioner L. Lauricella-aye
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye*

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS AND UNFINISHED BUSINESS

ATTORNEYS REPORT

a) Audit letter submitted

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 10
P.B.V. @ 4528 Park 4*

SECTION 8 – HCV 207 4800 PBV 27 PORTABLE IN 0 PORTABLE OUT 9

INSPECTORS REPORT TOTAL PASS FAIL

NEW BUSINESS

- a) *Mr. Barracato to sign power of attorney for accountant*
- b) *Chairman approved emergency replacement of hot water heater.*
RESOLUTION # 2023-04 MOTION *was made by Commissioner Marchetti and seconded by Commissioner Lauricella Ratifying \$13,500 approval for new hot water boiler.*
- c) *In regard to E-Bikes, Scooters, Lithium Battery's etc.*
MOTION *was made by Commissioner Marchetti and seconded by Commissioner Nersesian to amend lease to prohibit storage and charging of E. Bikes, Scooters, Lithium batteries etc. on property and in units*

*Chairman Dom Facchini-aye
Commissioner L. Lauricella-aye
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye*

AYE- 5 ABSTAIN

OLD BUSINESS

NONE

EXECUTIVE SESSION

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to enter into Executive Session

*Chairman Dom Facchini-aye
Commissioner L. Lauricella-aye
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye*

AYE- 5 ABSTAIN

Topics discussed:

- a) Staff Assignments*
- b) Salary increases*

Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella to return to regular session

*Chairman Dom Facchini-aye
Commissioner L. Lauricella-aye
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye*

AYE- 5 ABSTAIN

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

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

*Chairman Dom Facchini-aye
Commissioner L. Lauricella-aye
Commissioner C. Nersesian-aye
Commissioner Schmid-aye
Commissioner Marchetti-aye*

AYE- 5 ABSTAIN

*Respectfully submitted
Darlene Vetter
Housing Authority Recorder*