

MINUTES OF THE 8/25/22 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.

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

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

PREVIOUS MINUTES

***Motion** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to pass the 7/28/2022 meeting minutes.*

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

AYE- 4 ABSTAIN 1

CORRESPONDENCE

a) *Exit report from Auditor*

RESOLUTIONS

a) **RESOLUTION # 2022-07**

Motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian to award Professional Services Agreement with Florio Kenny Ravel, L.L.P. as Special Legal Counsel -Labor and Employment for an amount not to exceed \$17,500 annually.

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

AYE- 5 ABSTAIN

BIDS AND PROPOSALS

NONE

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

- a) *Housing Excess of revenue over expenses of \$ 49,401*
- b) *Voucher has an excess of revenue over expenses of \$77,310*

PAYMENT OF OPERATING BILLS

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

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

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS

- a) **MOTION** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to approve payment to PUNJAB RESTORATION for the duct work change order added to the Exterior Façade Repairs project at 525 in the amount of \$8,296

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

AYE- 5 ABSTAIN

REPORTS

ATTORNEYS REPORT

NONE

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) Section 8 waiting list ad to be published early September
b) Co-op Pricing- Resolution sent
c) 20-year plan updated and sent to HUD

RAD 525 GREGORY-Project Based Voucher- 97

SECTION 8 – HCV 223 PBV 27 PORTABLE IN 0 PORTABLE OUT 7

INSPECTORS REPORT TOTAL PASS FAIL

NEW BUSINESS

- a) *IRS Compliance review accountant sent Excel sheet with cash disbursements and will refile 1099s with correct tax ID number*

OLD BUSINESS

- a) *Architect develop specs for 5-unit upgrades*
- b) *Additional Maintenance Staff*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

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

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

5-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder