

MINUTES OF THE 9/28/23 SCHEDULED SEPTEMEBR 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:

Commissioner C. Nersesian

Commissioner M. Schmid

Commissioner C. Marchetti

Commissioner A. Orecchio

Also present: J. Barracato- Exec. Director

W. Katchen-Accountant

D. Vetter

J. Marchetti

Teresa. Greco

Steve Fox

PREVIOUS MINUTES

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

Commissioner C. Nersesian

Commissioner M. Schmid

Commissioner C. Marchetti

Commissioner A. Orecchio

AYE- 4 ABSTAIN

CORRESPONDENCE

a) I.R.S. 990 W.S.H.C. penalty waived

b) I.R.S. 2nd. To 1099 Audit. Will attempt to waive penalty

9/28/23

BIDS AND PROPOSALS

- a) **MOTION** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to approve Proposal from Ray Balderacchi Home Improvements INC. for Emergency Roof Repair at 525 in the amount of \$3,900

*Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio*

AYE- 4 ABSTAIN

- b) **MOTION** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to approve Proposal from S.W. Lock for updated safety and security locks in the amount of \$5,945

*Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio*

AYE- 4 ABSTAIN

RESOLUTIONS

NONE

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

- a) *R.A.D. program has excess of \$12,070*
b) *Voucher program has an excess of revenue over expense of \$55,691*
c) *Regarding the taxes owed for 2018 and 2019 due to the 1099 issue:*

PAYMENT OF OPERATING BILLS

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

*Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio*

AYE- 4 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS

Motion was made by Commissioner Marchetti and **Seconded** by Commissioner Nersesian
To approve Pmt. #1 to Punjab Restoration in the amount of \$90,503.44

*Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio*

AYE- 4 ABSTAIN

REPORTS AND UNFINISHED BUSINESS

ATTORNEYS REPORT

NONE

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

a) *Copy Distributed*

RAD 525 GREGORY-Project Based Voucher- 98
P.B.V @ 2-4 Potter 8
P.B.V. @ Pleasant 11
P.B.V. @ 4528 Park 4

SECTION 8 – HCV 205 4800 PBV 28 PORTABLE IN 3 PORTABLE OUT 13

INSPECTORS REPORT TOTAL 29 PASS 21 FAIL 8

NEW BUSINESS

- a) *Revise lease to include Lithium battery policy*
- b) *Interlocal service agreement*
- c) *Recognize long standing Board members, retiring Board members and staff*

Motion was made by Commissioner Marchetti and seconded by Commissioner Schmid to nominate Commissioner Orecchio as Interim Treasurer for the remainder of term.

Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio

AYE- 4 ABSTAIN

Motion was made by Commissioner Schmid and seconded by Commissioner Marchetti to close the nominations.

Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio

AYE- 4 ABSTAIN

Motion was made by Commissioner Marchetti and seconded by Commissioner Schmid to elect Al Orecchio as Interim Treasurer for the remainder of term.

*Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio*

AYE- 4 ABSTAIN

OLD BUSINESS

- a) Additional maintenance staff*
- b) I.R.S. forms*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

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

*Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner C. Marchetti
Commissioner A. Orecchio*

AYE- 4 ABSTAIN

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