

**MINUTES OF THE 4/25/19 SCHEDULED APRIL MONTHLY 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 7:00 PM, the meeting was called to order. Chairman Facchini read the **STATEMENT OF COMPLIANCE** and led the **FLAG SALUTE**.

*Present were:*

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

*Also present were:*

*Robert DiVincent – Executive Director  
William Katchen – Fee Accountant  
Darlene Vetter – Housing Authority Recorder*

**PREVIOUS MINUTES**

***Motion was made by Commissioner Nersesian, Seconded by Commissioner Schmid to pass the 3/28/2019 Scheduled MARCH meeting minutes.***

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

*Ayes: 5 Abstain: 1*

**BIDS/PROPOSALS**

*Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to approve Landscaping upgrades at 525 for an amount not to exceed \$14,000.*

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

*Ayes: 6 Abstain:*

**RESOLUTIONS**

*Resolution #2019-04 2018 Fiscal Audit-  
Motion was made by Commissioner Nersesian and seconded by Commissioner Schmidt to authorize contract for 2018 fiscal audit to Hymanson, Parnes & Giampaolo for the sum of \$12,855*

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

*Ayes: 6 Abstain:*

**CORRESPONDENCE**

NONE

**ACCOUNTANTS REPORT**

*Mr. Katchen reviewed the financials with the Board, stating that:*

- a) The Authority was right on point with revenue, expense on budget, and that we have an excess of revenue over expense.*
- b) On the balance sheet Mr. DiVincent needs to move a portion of the Investment Restricted funds that are in the Repair and Replacement account to the Operating account because of the approval of payment of bills that are part of the RAD upgrades.*
- c) Voucher revenue and expense report for three month period is doing very well. Mr. Katchen to discuss the amount of time W.H.A. staff spends on administering the RAD program that can be allocated to Section 8 administration fee. This will allow more revenue to come onto the RAD program and can assist in either the pay down of debt or expenditures such as Landscaping contract etc. ...*

**PAYMENT OF OPERATING BILLS**

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

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

*Ayes: 6 Abstain:*

**REPORTS**

**ATTORNEYS REPORT**

*Nothing to report.*

**INSURANCE REPORT**

*Nothing to report.*

**EXECUTIVE DIRECTOR'S REPORT**

**RAD 525 GREGORY-Project Based Voucher- 96**

**SECTION 8 – Project base vouchers-28**

*Housing Choice vouchers-184*

*Port out vouchers-26*

*Port in vouchers*

**INSPECTORS REPORT**

*Total- Pass- Fail – Inconclusive*

**NEW BUSINESS**

*NONE*

**OLD BUSINESS**

- a) *Soffit at 525 repair for spring 2019 which is not part of RAD plan.*
- b) *Elevator modernization to tentively begin mid-April 2019*
- c) *Lease up Section 8 Housing Choice Vouchers*

**REMARKS FROM CITIZENS**

- a) *Tenant from apartment #8-C attended meeting to talk about concern of Tenant residing in Apt. #4-D.*

**ADJOURNEMENT**

*At 7:10 PM motion was made by Commissioner Marchetti and seconded by Commissioner Schmidt to adjourn meeting.*

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

*Ayes: 6 Abstain:*

Respectfully submitted  
Darlene Vetter  
Housing Authority Recorder