

MINUTES OF THE 12/20/17 RE-SCHEDULED 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

Also present were:

Robert DiVincent – Executive Director

William Katchen – Fee Accountant

DarleneVetter – Housing Authority Recorder

PREVIOUS MINUTES

*Motion was made by Commissioner Schmid, **Seconded** by Commissioner Orecchio to pass the 11/16/2017 minutes.*

Chairman D. Facchini -aye

Commissioner C. Nersesian-abstain

Commissioner M. Schmid-aye

Commissioner E. Bez-aye

Commissioner L. Lauricella –abstain

Commissioner C. Marchetti- abstain

Commissioner A. Orecchio-aye

Ayes: 4 Abstain: 3

BIDS/PROPOSALS

Motion was made by Commissioner Bez and seconded by Commissioner Nersesian to approve proposals from Triad for upgrades to the Tenant Doorbell Entry System

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-aye

Ayes: 7 Abstain

RESOLUTIONS

Resolution No. 2017-#07 Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella to adopt the 2018 Monthly Meeting Dates subject to change.

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-aye
Ayes: 7 Abstain

Resolution No. 2017-#08 Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to adopt the 2018 Fund Commissioner for JIFF.

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-aye
Ayes: 7 Abstain

Resolution No. 2017-#09 Motion was made by Commissioner Lauricella and seconded by Commissioner Marchetti to accept the 2018 HUD Budget

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-aye
Ayes: 7 Abstain

Resolution No. 2017-#10 Motion was made by Commissioner Schmid and seconded by Commissioner Bez to approve the late filing of the 2018 DCA Budget

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-aye
Ayes: 7 Abstain

Resolution No. 2017-#11 Motion was made by Commissioner Bez and seconded by Commissioner Schmid approving the submission of the 2018 DCA Budget

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-aye
Ayes: 7 Abstain

CORRESPONDENCE
NONE

ACCOUNTANTS REPORT

Mr. Katchen went over the 2018 Budgets and explained to the Board changes in those budgets due to the conversion to RAD. Mr. Katchen also explained the requirement by RAD of a Repair and Replacement Account and the funding of such.

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Nersesian and Seconded by Commissioner Marchetti to pay monthly 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-aye
Ayes: 7 Abstain

PAYMENT OF CAPITAL FUND BILLS

Motion was made by Commissioner Nersesian and Seconded by Commissioner Marchetti to pay monthly 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-aye
Ayes: 7 Abstain

REPORTS

ATTORNEYS REPORT- *Nothing to report.*

INSURANCE REPORT – *The Board appointed Robert DiVincent the 2018 Proxy for Jiff*

SECTION 8 – *Project base vouchers-28*

Housing Choice vouchers-182

Port out vouchers-30

Port in vouchers-2

INSPECTORS REPORT- NOV- 2017

12-Inspections - 9 Passed- 1- Failed –Inconclusive- 2

EXECUTIVE DIRECTOR’S REPORT

NONE

OLD BUSINESS

- a) Board requires more Section 8 Vouchers to be leased up.*
- b) Rent reasonable*
- c) 21 year budget*
- d) Cash flow sources and usage*
- e) Obtain Board approval of Non Smoking Policy*
- f) Bid preparation for work to be done at 525 as part of the RAD agreement*

NEW BUSINESS

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNEMENT

At 7:10 PM motion was made by Commissioner Schmid seconded by Commissioner Orecchio 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-aye
Ayes: 7 Abstain

Respectfully submitted
Darlene Vetter
Housing Authority Recorder