

MINUTES OF THE 1/31/19 RE-SCHEDULED JANUARY 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-absent
Commissioner L. Lauricella
Commissioner C. Marchetti
Commissioner A. Orecchio*

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 Marchetti to pass the 12/19/2018 Scheduled December meeting minutes.*

*Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-absent
Commissioner L. Lauricella-abstain
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 5 Abstain: 1*

BIDS/PROPOSALS

RFP for Legal Services.

***Motion** was made by Commissioner Lauricella and **seconded** by Commissioner Nersesian to reject the single sealed Bid for submitted and to authorize to advertise for rebid.*

*Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-absent
Commissioner L. Lauricella-aye
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:*

RESOLUTIONS

RESOLUTION #2019-01 – *Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to Approve the D.C.A. Adopted Budget Resolution*

*Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-absent
Commissioner L. Lauricella-aye
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:*

CORRESPONDENCE

NONE

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board. He explained the excess revenue over expense use to support capital projects and / or pay down accelerated payments on mortgage.

Mr. Katchen also explained that in excess of \$250,000.00 FDIC does not apply. GUDPA covers Governmental Deposits.

PAYMENT OF OPERATING BILLS

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

*Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-absent
Commissioner L. Lauricella-aye
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:*

REPORTS

ATTORNEYS REPORT

Nothing to report.

INSURANCE REPORT

Nothing to report.

EXECUTIVE DIRECTOR'S REPORT

Mr. DiVincent explained that we are doing very well in the RAD program and the Authority is in good shape.

Mr. DiVincent also discussed the interviewing of Raul Gonzalez, who has a Master's degree. Mr. Gonzalez will be hired part time, 20 hours weekly as a Tenant Service Coordinator. and will work off hours when the office staff is not available to answer questions. Mr. Gonzalez will set specific hours and dates at each of the Authority's managed property's and will report weekly to Mr. DiVincent. There will be introductory meetings at each building to introduce Mr. Gonzalez to the tenants.

RAD 525 GREGORY-Project Based Voucher- 96

SECTION 8 – Project base vouchers-28

Housing Choice vouchers-214

Port out vouchers-25

Port in vouchers

INSPECTORS REPORT

Total- 16 Pass- 9 Fail – 2 Inconclusive

NEW BUSINESS

- a) *Elevator modernization to tentively begin mid-April 2019*

OLD BUSINESS

- a) *Chairman Facchini explained Soffit at 525 in need of repair, authorized specs from contractor for spring 2019.*

REMARKS FROM CITIZENS

NONE

ADJOURNEMENT

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

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

Ayes: 6 Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder