

MINUTES OF THE 6/25/20 SCHEDULED JUNE MONTHLY MEETING OF THE BOARD OF COMMISSIONERS OF THE WEEHAWKEN HOUSING AUTHORITY HELD VIRTUALLY USING ZOOM MEETING WEEHAWKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY.

At 6:30 PM, the meeting was called to order.

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
Jason Capizzi- Attorney
Raul Gonzalez
Doreta Gasorek
DarleneVetter – Housing Authority Recorder*

PREVIOUS MINUTES

Motion was made by Commissioner Nersesian, ***Seconded*** by Commissioner Orecchio to pass the 5/28/20 Scheduled MAY 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*

5- Ayes: Abstain: 1

6/25/20

BIDS/PROPOSALS

RESOLUTIONS

NONE

CORRESPONDENCE

- a) *R.S.C Application and Certification for payment #7 for Louis Gargiulo Company Inc. for Elevator Upgrades in the amount of \$5,096. Also attached, change order #1 to be approved with monthly bills.*
- b) *Board reviewed Letter recording a detailed account of Proactive Steps taken by the Housing Authority during the Covid-19 Pandemic. This was suggested by Chairman Facchini as a way to inform and keep the Board notified of ongoing measures during COVID 19. Board appreciated the information.*

ACCOUNTANTS REPORT

- a) *Mr. Katchen reviewed the financials with the board. Suggested the need to revise the 21 year capital improvement budget required by the RAD program. Mr. Katchen and Executive Director DiVincent will review the original study and will initiate talks with HUD regarding the spending of funding faster than what the original survey anticipated. Mr. Katchen also stated the need to revise the Capital Budget with HUDS approval.*
- b) *Mr. Katchen also reviewed the section 8 financials and explained the additional Federal Cares Funding. (approx. \$50,000.), that can be used for COVID 19 issues anywhere a Sec 8 Voucher sits. HUD has already deposited this funding into our account and it can be transferred to whichever account (project) it is allocated to. We have until the end of the year to spend this. Whatever is not used will have to be given back.*

PAYMENT OF OPERATING BILLS

*Motion was made by Commissioner Marchetti and **Seconded** by Commissioner Schmidt to pay JUNE 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*

6- Ayes: Abstain:

REPORTS

ATTORNEYS REPORT

NONE

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) *Exec. Dir. DiVincent approved a repair / replacement of the Compressor for the Rooftop Air Conditioning Unit at 525. He explained that this services the Common Areas (hallways, lobby) and needed to be replaced. This work will be initiated on July 2nd and will require a crane to lift the unit to the rooftop.*
- b) *All staff is back to work 5 days and Mr. DiVincent appreciates the effort Dee has made in keeping things together along with the rest of the staff would like to thank all for being there during the pandemic.*

RAD 525 GREGORY-Project Based Voucher- 93

SECTION 8 –

INSPECTORS REPORT

NEW BUSINESS

NONE

OLD BUSINESS

NONE

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNEMENT

*At 6:45PM motion was made by Commissioner Lauricella 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*

6-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder