

MINUTES OF THE 11/01/17 RE-SCHEDULED OCTOBER 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 Bez, **Seconded** by Commissioner Nersesian to pass the 10/05/2017 minutes.*

Chairman D. Facchini -Aye

Commissioner M. Schmid -Abstain

Commissioner L. Lauricella -Abstain

Commissioner C. Marchetti -Abstain

Ayes: 3 Abstain: 3

BIDS/PROPOSALS

NONE

RESOLUTIONS

NONE

CORRESPONDENCE

REPORTS

ACCOUNTANTS REPORT

Mr. Katchen went over the reports with the Board.

- a) At the Board's request, an analysis of the Voucher Program was done at the end of September and based upon that projection, Section 8 can lease up 5 more Vouchers*

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Nersesian, and Seconded by Commissioner Schmidt to pay monthly bills.

Chairman D. Facchini –Aye
Commissioner E. Bez - Aye
Commissioner L. Lauricella -Aye
Commissioner C. Marchetti –Aye
Ayes-6

PAYMENT OF CAPITAL FUND BILLS

Motion was made by Commissioner Nersesian and Seconded by Commissioner Bez to pay the monthly bills.

Chairman D. Facchini -Aye
Commissioner M. Schmid -Aye
Commissioner L. Lauricella -Aye
Commissioner C. Marchetti –Aye
Ayes -6

INSURANCE REPORT – *Nothing to report.*

SECTION 8 – *Project base vouchers-28*
Housing Choice vouchers-184
Port out vouchers-32
Port in vouchers-2

INSPECTORS REPORT- OCT 2017

14-Inspections - 10 passed- 4- failed

EXECUTIVE DIRECTOR'S REPORT

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*

NEW BUSINESS

- a) *Motion was made by Commissioner Bez and seconded by Commissioner Nersesian to Hire Township building inspector Frank Tattoli to perform 525 RAD HQS inspections.*

*Chairman D. Facchini -Aye
Commissioner M. Schmid -Aye
Commissioner L. Lauricella -Aye
Commissioner C. Marchetti -Aye
Ayes- 6*

- b) *RSC architect to asses 525 Gregory Ave. public space, individual units and elevators*
c) *Board requests copy of Housing Authority Drug Policy*
d) *Obtain Board approval of Non Smoking Policy*

REMARKS FROM CITIZENS

- a) *Commissioner Bez brought up a tenant complaint of neighbor smoking heavily in adjoining apartment. Board requests HUDS nonsmoking policy and will ask Mr. DiVincent the procedure to implement it.*

ADJOURNEMENT

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

*Chairman D. Facchini -Aye
Commissioner M. Schmid -Aye
Commissioner E. Bez - Aye
Commissioner L. Lauricella -Aye
Ayes -6*

Respectfully submitted
Darlene Vetter
Housing Authority Recorder