

MINUTES OF THE 9/26/19 SCHEDULED SEPTEMBER 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-absent
Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner E. Bez
Commissioner L. Lauricella-absent
Commissioner C. Marchetti
Commissioner A. Orecchio*

Also present were:

*Robert DiVincent – Executive Director
William Katchen – Fee Accountant
Jason Capizzi- Board Attorney
Raul Gonzalez-Tenant Liaison-absent
DarleneVetter – Housing Authority Recorder*

PREVIOUS MINUTES

***Motion** was made by Commissioner Nersesian, **Seconded** by Commissioner Schmidt to pass the 8/22/19/ Scheduled August meeting minutes.*

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

4-Ayes: 1 Abstain:

BIDS/PROPOSALS

NONE

RESOLUTIONS

- a) **Resolution # 2019-05 Motion** was made by Commissioner Schmidt and **Seconded** by Commissioner Marchetti Approving 2018 Fiscal Audit
- b) **Resolution # 2019-06 Motion** was made by Commissioner Nersesian and **Seconded** by Commissioner Orecchio approving the N.J. Local Finance Board Resolution Re: 2018 Fiscal Audit.

CORRESPONDENCE

- a) Application and certification for Payment #4 in the amount of \$84,359.38 submitted by Louis Gargiulo Company for Elevator upgrade.
- b) Application and certification for Payment #3 in the amount of \$4,165.00 submitted by Louis Gargiulo Company for Kitchens and Bath Restoration.

ACCOUNTANTS REPORT

Mr. Katchen reviewed the reports with Board. He explained that the deficit after reimbursement from the Repairs and Replacement account will be funded by assets on the Capital Repairs account and Investment Restricted accounts. He explained because of the initial work needed, we are in excess of expenditure and need to revisit and notify HUD. He also explained the reallocation of staffing time before the end of the year for reimbursement for duties required by the RAD program.

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Orecchio and **Seconded** by Commissioner Schmidt to pay September bills.

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

Ayes: 5 Abstain:

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT

Mr. Capizzi worked with Mr. Burke and resolved the HAP contract issue between WSHC and WHA

INSURANCE REPORT

Board request George Kallert to attend next meeting.

EXECUTIVE DIRECTOR'S REPORT

Nothing to report.

RAD 525 GREGORY-Project Based Voucher- 95

SECTION 8 – Project base vouchers-27

Housing Choice vouchers-186

Port out vouchers-27

Port in vouchers

INSPECTORS REPORT

Total- Pass- Fail - Inconclusive

NEW BUSINESS

NONE

OLD BUSINESS

- a) *Soffit at 525 repair waiting on proposal*
- b) *Lease up Section 8 Housing Choice Vouchers-update on progress of increasing Section 8.*
- c) *Elevator upgrade in progress. 1st elevator cab complete and in service. Both elevators will remain in service for a couple weeks to make sure all is well before 2nd. cab taken out of service for repairs.*
- d) *8/22/19 Notify HUD of RAD capital improvement advancement.*
- e) *8/22/19 Fencing solution for landscaping at 525*

REMARKS FROM CITIZENS
NONE

ADJOURNEMENT

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

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

Ayes: 5 Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder