

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

DECEMBER 5, 2018

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of December 5, 2018.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

A Motion was made to approve the minutes of the October 10, 2018 Board of Commissioners Meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV	2	X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the minutes of the October 10, 2018 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for October 11, 2018 through October 31, 2018 in the amount of \$29,153.92; for November 1, 2018 through November 30, 2018 in the amount of \$44,947.17; and for December 1, 2018 through December 5, 2018 in the amount of \$19,013.08. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners approved the motion to accept and pay all bills for October 11, 2018 through October 31, 2018; November 1, 2018 through November 30, 2018; and December 1, 2018 through December 5, 2018.

SECRETARY/TREASURER’S REPORT

The Secretary/Treasurer, Ann J. Ferguson, reported on the balances of all Authority accounts and Certificates of Deposits (CD’s), the interest rate on each, as well as the actual and average rents collected for the months of November 2018 and December 2018.

A Motion was made to accept the Secretary/Treasurer’s Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	1	X			
KAREN LUKENDA	2	X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2018-28: Resolution appointing Kathy Sanders as the Authority’s New Jersey Public Housing Authority Joint Insurance Fund Commissioner for the 2019 fund year. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	2	X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2018-28.

2018-29: Resolution approving and authorizing the opening of the waiting list for Ann J. Ferguson Towers and John T. Gregorio Towers on February 15, 2019. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-29.

2018-30: Resolution approving and authorizing the award of a contract to Rapid Fire and Security Systems Inc. for the installation of three satellite communicators. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	2	X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2018-30.

2018-31: Resolution approving and authorizing the correction of the resolution numbering system used in the September 12, 2018 Board meeting minutes. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
AUDREY PEREIRA, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2018-31.

2018-32: Resolution approving and authorizing the hiring of Tibor Halecky to the position of maintenance repairman, effective January 2, 2019. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-32.

2018-33: Resolution approving and authorizing payment to the Executive Director in lieu of vacation for 2019. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2018-33.

2018-34: Resolution approving and authorizing the award of a contract to LAN Associates for professional architectural and engineering services in connection with the capital fund program. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-34.

2018-35: Resolution approving and authorizing the award of a contract to Palmer Heating, LLC for the installation of Danfoss valves in all Ann J. Ferguson Towers apartments. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-35.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

None.

A Motion was made to enter into Executive/Closed Session for the discussion of pending litigation and matters of attorney-client privilege. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE	1	X			

The Board entered into Executive/Closed Session for the discussion of pending litigation and matters of attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
AUDREY PEREIRA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
JOANNE PETKOV	2	X			
SHIRLEY RUSE		X			

The meeting was adjourned at 5:42 p.m.