

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 16, 2019

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of October 16, 2019.

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			
GARY MANNUZZA, VICE CHAIR					X
KAREN LUKENDA		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					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 September 18, 2019 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the September 18, 2019 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of September 19, 2019 to September 30, 2019 in the amount of \$35,892.91; and October 1, 2019 to October 16, 2019 in the amount of \$25,494.01. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of September 19, 2019 to September 30, 2019 and October 1, 2019 to October 16, 2019.

[Commissioner Mannuzza arrives late]

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 month of October 2019.

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	1	X			
GARY MANNUZZA, VICE CHAIR				X	
KAREN LUKENDA		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

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

UNFINISHED BUSINESS

Executive Director Ferguson reports that she has not received a response from HUD on the REAC inspection of Murawski Towers and that all modifications to the front office are completed.

NEW BUSINESS

None.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Commissioner Mannuzza wishes a happy birthday to Director of Surveillance Salvatore Bivona.

PUBLIC COMMENTS

City Councilwoman Rhashonnna Cosby comments on a pending appointment to the Housing Authority Board.

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

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

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting at 5:27 p.m. The following vote ensued:

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

The meeting was adjourned at 5:27 p.m.