

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

SEPTEMBER 16, 2020

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of September 16, 2020.

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
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; Engineer David B. Johnson; and Attorneys Joseph A. Manfredi and Daryl J. Howard of Manfredi & Pellechio (General Counsel).

A Motion was made to approve the minutes of the June 17, 2020 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the June 17, 2020 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of June 18, 2020 to June 30, 2020 in the amount of \$27,586.87; July 1, 2020 to July 31, 2020 in the amount of \$30,962.25; August 1, 2020 to August 31, 2020 in the amount of \$82,143.60; and September 1, 2020 to September 16, 2020 in the amount of \$37,122.22. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of June 18, 2020 to June 30, 2020; July 1, 2020 to July 31, 2020; August 1, 2020 to August 31, 2020; and September 1, 2020 to September 16, 2020.

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 July, August, and September 2020.

[Chairperson Cetroni arrives late]

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

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2020-19: Resolution to approve and authorize the renewal of the Authority’s membership in the New Jersey Public Housing Authority Joint Insurance Fund. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-19.

2020-20: Resolution to approve and authorize temporary salary increases to Brian Dooley for serving as Acting Maintenance Director, Robert Horre for serving as Acting Assistant Maintenance Director, and Nimfa Tinana for serving as Acting Section 8 Supervisor. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-20.

[Commissioner Lukenda arrives late]

2020-21: Resolution to approve and authorize the adoption of the annual budget. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-21.

Executive Director Ferguson reported on the HUD COVID-19 funds.

2020-22: Resolution to approve and authorize the purchase of an infrared temperature sensing camera. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-22.

Executive Director Ferguson reported on the transition to PHA-Web software, the completion of the front office, and attendance of the upcoming Atlantic City conference.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

None.

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			
PETER MATLOSZ		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.

[Commissioner Lukenda exits the meeting]

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

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

The meeting was adjourned at 5:39 p.m.