

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 21, 2020

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of October 21, 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; and Attorneys Joseph A. Manfredi and Daryl J. Howard of Manfredi & Pellechio (General Counsel).

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of September 17, 2020 to September 30, 2020 in the amount of \$3,689.23; and October 1, 2020 to October 21, 2020 in the amount of \$42,282.63. 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 approved the motion to accept and pay all bills for the periods of September 17, 2020 to September 30, 2020; and October 1, 2020 to October 21, 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 month of October 2020.

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		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

Executive Director Ferguson reported on the COVID-19 decontamination services provided to a local Baptist church.

A motion is made to approve and authorize the payment of the insurance bill for the renewal of the Hiscox hypnotherapy insurance policy. 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 motion is adopted.

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		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	2	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	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.

2020-23: Resolution to approve and authorize the resumption of litigation in the matter of Linden Housing Corporation v. Zurich American Insurance Company, et al., Docket No. UNN-L-003725-15, in the Housing Authority’s capacity as management agent for the Linden Housing Corporation. 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 2020-23.

A Motion was made to adjourn the meeting. 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 meeting was adjourned at 5:25 p.m.