

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

SEPTEMBER 15, 2021

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of September 15, 2021.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:16 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; Attorneys Joseph A. Manfredi and Daryl J. Howard of Manfredi & Pellechio (General Counsel); and Dave Johnson, P.E.

A Motion was made to approve the minutes of the December 20, 2020, January 27, 2021, April 14, 2021, and June 16, 2021 Board of Commissioners meetings. 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 of Commissioners approved the minutes of the December 20, 2020, January 27, 2021, April 14, 2021, and June 16, 2021 meetings.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of June 17, 2021 to June 30, 2021; July 1, 2021 to July 31, 2021; and September 1, 2021 to September 15, 2021. 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
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The Board of Commissioners approved the motion to accept and pay all bills for the periods of June 17, 2021 to June 30, 2021; July 1, 2021 to July 31, 2021; and September 1, 2021 to September 15, 2021.

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 2021.

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
PETER MATLOSZ	2	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

2021-10: 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	1	X			
GARY MANNUZZA, VICE CHAIR					X
KAREN LUKENDA					X
PETER MATLOSZ	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2021-10.

2021-11: Resolution to approve the annual audit for FYE September 30, 2020. 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 2021-11.

Executive Director Ferguson reported to the Board on the distribution of applications following the opening of the waiting list, the upcoming bid for security gates and cameras, and on the bid for fire alarm upgrades at Gregorio Towers.

2021-12: Resolution to approve and authorize the award of a contract to United Fire Protection Corp. for fire alarm upgrades. 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	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2021-12.

2021-13: Resolution to approve and authorize the award of a contract to Schindler Elevator Corporation for elevator repairs. 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	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2021-13.

2021-14: Resolution to approve and authorize the award of a contract to Palmer Heating LLC for a boiler replacement. 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 of Commissioners adopted Resolution 2021-14.

Executive Director Ferguson reports to the Board on a security grant secured by George Kostrey, hurricane damage to the fence, and flood damage and the resulting need for an office carpet replacement.

2021-15: Resolution to approve and authorize Ann J. Ferguson to donate unused accrued leave to Robert Horre. 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	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2021-15.

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 confidential personnel matters, 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	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board entered into Executive/Closed Session for the discussion of confidential personnel matters, 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	1	X			
SILVESTRO PRIMAVERA		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	1	X			
GARY MANNUZZA, VICE CHAIR					X
KAREN LUKENDA					X
PETER MATLOSZ	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The meeting was adjourned at 5:59 p.m.