

MINUTES

REGULAR MEETING

October 10, 2017

6:00PM – 8:20PM

The Regular Meeting of the Gloucester Township Housing Authority was held on October 10, 2017, at the Community Room located at Gloucester Township Senior Campus 1, Gloucester Township, New Jersey.

Opening statements were made by Board Chair Matthews.

A roll call for attendance was taken:

COMMISSIONER GREENBERG	PRESENT
COMMISSIONER MATTHEWS	PRESENT
COMMISSIONER MUSSER	ABSENT
COMMISSIONER ORNER	PRESENT
COMMISSIONER PICCOLO	PRESENT
COMMISSIONER WASHINGTON	PRESENT

Also in attendance were: William Snyder, Execu-Tech; William Katchen, CPA; Maria Iwano, Execu-Tech; Amy E. Shotmeyer, Esq., Solicitor; Louis Riccio, Execu-Tech, and Tracey Trotto, Gloucester Township Liaison.

PLEDGE OF ALLEGIANCE

Commissioner Matthews prompted all who could stand to pledge the flag.

MOTIONS

1. Motion to Approve Meeting Minutes: Commissioner Greenberg made a motion to approve the minutes of the Regular Meeting of the Board held on September 12, 2017.

Commissioner Washington seconded the motion. Said meeting minutes were approved by a unanimous voice vote.

2. Motion to Approve Payment of Invoices (Resolution no. 17-10-10-1):

Commissioner Washington made a motion to approve the payment of bills. Commissioner Greenberg seconded the motion. The payment of bills was approved by a unanimous voice vote.

EXECUTIVE DIRECTOR'S REPORT

William Snyder of Execu-Tech informed everyone that the 2018 budget has been completed and distributed. It will next be submitted to the DCA for approval and expect to adopt the budget at the December meeting.

A discussion ensued among the Board members regarding cost of services provided by the District.

Commissioner Greenberg made a motion to introduce and approve the 2018 budget for the HA. Commissioner Matthews seconded the motion. Said motion was approved by unanimous vote

CHAIRPERSON'S REPORT

Commissioner Matthews provided the MOR for June 2017 and discussion on the MOR continued. Commissioner Matthews had some questions regarding the both the HA and LP budgets and presented questions clarifying some line items.

ATTORNEY'S REPORT

Amy Shotmeyer informed everyone that we will go into Executive Session to discuss contract details.

OLD BUSINESS

None.

NEW BUSINESS

William Snyder presented the board with a Plan of Action to address maintenance and contract costs. Discussion of the plan continued.

Chair presented the Board with quotes received for other services and the decision was made to continue seeking additional quotes via RFP.

PUBLIC COMMENTS

114 Anthony Priolo

Q. When will the Board be making a decision on awarding the contract for HVAC?

A. The Board will be awarding that contract tonight.

316 Eileen Slimm

Q. Why were the BHP hours cut?

A. They were cut due to budgetary constraints.

Q. Will Execut-Tech would cut their hours as well?

A. Mr. Snyder responded that they would if necessary.

Ms. Slimm requested that the garbage accumulation be addressed.

Q. What are you going to do for us?

A. We have introduced a detailed plan of action which we are discussing with the Board.

Q. Why do we have a deficit if our vacancy rate is lower?

A. Yes, revenues have increased; however, our expenses have increased at a higher rate.

225 Barbara Maulo

Ms. Maulo expressed concern for the deterioration of the landscaping. She also expressed concern that it is not the tenant's responsibility to clean the community room kitchen nor the garbage.

When

A. Rents will be discussed in closed session as well as ways to balance the budget. Right now, reducing expenses is the priority.

316 Eileen Slimm

Q. Why don't get subsidy?

A. Camden County only has 75 vouchers available.

202 Theresa Pursell

Q. My door is still not working. Six people have attempted to repair. When can I expect not to have this problem?

A. We are waiting for an estimate on replacing the damaged frame.

112 Fay Rossano

Q. Can the building be power washed?

A. We do not own a power washer and it is too costly to do that at this time.

320 Rose Amato

Q. Ms. Amato requested that the landscapers blow the clippings away from the building.

A. Commissioner Matthews drives around the property to check.

122 Joseph Walsh

Q. Mr. Walsh expressed concern over concrete work that needs repair.

A. We are waiting for concrete proposals.

114 Anthony Priolo

Q. If revenues have increased why is there a deficit? Will rents be going up?

A. Expenses have also increased. Rents will only go up upon board approval.

312 Eileen Slimm

Q. Is Franklin Square Section 8?

A. Yes

EXECUTIVE SESSION

Commissioner Matthews made a motion to enter Executive Session at 7:05pm and seconded by Commissioner Orner. The motion passed with unanimous vote.

MOTION TO ADJOURN

Being that there was no further business, a unanimous motion to adjourn was adopted by the Board, and the Regular Meeting was concluded.

Respectfully submitted,

Maria Iwano

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Dated: October 11, 2017