

Minutes of the May 23, 2016 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:04PM by Chairman Kane at the offices of the Englewood Housing Authority, 111 West Street, Englewood, NJ 07631. The Executive Director complied with the Open Public Meetings Act and stated that adequate notice of this meeting was provided in the following manner: On December 14, 2015 a notice of the date, time and place of this meeting was sent to the Bergen Record and Star Ledger newspapers and a copy was sent to the City Clerk and also posted on the City's officially designated bulletin board.

Roll call:	Chairman Kane	Present
	Vice-Chairman Dermansky	Present
	Commissioner Aspinwall	Present
	Commissioner Correa	Present (7:16PM)
	Commissioner Jones	Present
	Commissioner Johnson-Rothman	Absent
	Commissioner Moche	Present
	Domingo Senande, Executive Director	Present
	William Katchen, CPA	Present
	Terrence Corriston, Esq.	Present

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky to approve the minutes of the May 3, 2016 Board Meeting. The motion carried with all in favor.

Report of the Executive Director

Per the recommendation of the Executive Director, the Board of Commissioners has agreed to a credit of \$7,450 which will cover the installation of the incorrect toilets by Griffith Construction at Westmoor Gardens. The credit amount was approved by the project architect.

The Executive Director informed the Board of Commissioners of the need to proactively upgrade the generator transfer switch at Tibbs which would require the shutdown of all building power for several hours. Per the EHA auditor's recommendation, EHA will evaluate the Hoboken Housing Authority generators that are currently for sale. An engineer will be procured to evaluate the current Tibbs generator and our available options.

The Executive Director informed the Board of Commissioners that a plan is being developed to prepare Westmoor Gardens for the anticipated HUD REAC physical inspection.

Relative to the Housing Choice Voucher (HCV) program, EHA is issuing additional vouchers in order to ensure the optimization of the program. In addition, the HCV Administrative Plan will be updated in 2016 to ensure compliance with federal rules and regulations.

On May 6th and 7th, resident meetings were held with the tenants of all EHA managed properties. Approximately 50 residents attended the meetings. In general, residents were engaging and voiced their satisfaction with the Housing Authority and especially our ongoing efforts to enhance security, building maintenance and resident services.

Regarding resident services, the Executive Director met with the Bergen PAC last week to discuss starting a Theater Club for our residents. As a result of the meeting, Bergen PAC will be providing our residents free tickets to a large percentage of their shows.

Resolutions

A motion was made by Vice-Chairman Dermansky and seconded by Chairman Kane authorizing the write-off of uncollected rents in the amount of \$3,260. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Aspinwall to accept the audit of Westmoor Gardens. The motion carried with all in favor.

A motion was made by Chairman Kane and seconded by Commissioner Aspinwall to fund the painting and decorating checking account for Westmoor Gardens with an additional \$35,000. The motion carried with all in favor.

A motion was made by Chairman Kane and seconded by Commissioner Jones to authorize a four-year copier lease in the amount of \$229 a month. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Kane to approve the bills for the month of May. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Chairman Kane to adjourn the meeting at 7:45PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director