

## Minutes of the May 3, 2016 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:12PM 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 April 21, 2016 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
	Commissioner Jones	Absent
	Commissioner Johnson-Rothman	Absent
	Commissioner Moche	Present

Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corrison, Esq.	Present

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa to approve the minutes of the March 28, 2016 Board Meeting. The motion carried with all in favor.

### **Written Report of the Maintenance Supervisor**

F&G Mechanical have signed the new boiler and heating contract for all EHA properties. Lothrop Associates is in the final stages of drawing plans for Foti bathroom renovations. Standard Elevator has completed the installation of a new motor for elevator #2 at Tibbs. Griffith have finalized renovations for Westmoor Gardens ADA bathrooms and inspections are being scheduled. Bill's Landscaping has begun landscaping services in early April. Integrity Floors have begun yearly stripping and re-waxing of all common areas for Tibbs. Building 6 Slocum is scheduled for roach treatment due to an infestation.

### **Report of the Executive Director**

The Executive Director thanked the Board of Commissioners for his appointment as Executive Director. Based on observations during his first two weeks as Executive Director, Mr. Senande complimented the Board of Commissioners for overseeing an outstanding agency. Mr. Senande met individually with each EHA staff member and was impressed by their dedication to the agency and to our program participants. Mr. Senande also extended his gratitude to the former Executive Director, Maria Iwano, who has been gracious with her time and has provided invaluable counsel during the transition period. Mr. Senande has scheduled his first tenant meetings for Friday, May 6<sup>th</sup> at 4:30pm with the residents of Tibbs and Saturday, May 7<sup>th</sup> at 10am at the Westmoor Café with the residents of the other properties.

## New Business

Chairman Kane led a discussion regarding the potential of 40 Bennett Road (the former DMV site) being developed into affordable housing. Given the anticipated acquisition cost of the site, the Englewood Housing Authority does not have the financial means to acquire the site.

## Resolutions

A motion was made by Chairman Kane and seconded by Commissioner Correa authorizing the contract with Patrick Schoeneborn for exercise classes for Tibbs Seniors. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky to authorize the execution of an employment contract with the Executive Director, Domingo Senande. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky to appoint Domingo Senande as the Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund (JIF) for 2016. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Dermansky authorizing presenting the RAD application to the Local Finance Board. The motion carried with all in favor.

A motion was made by Commissioner Moche and seconded by Commissioner Correa to approve bonuses. The motion carried with all in favor.

A motion was made by Chairman Kane and seconded by Vice-Chairman Dermansky to authorize an increase to the contract for the replacement of heating elements at Westmoor Gardens. The motion carried with all in favor.

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

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Moche to adjourn the meeting at 8:02PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director