

Minutes of the May 18, 2015 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:05PM 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 9, 2014 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 Cobb	Present
	Commissioner Correa	Absent
	Commissioner Johnson-Rothman	Absent

Maria Iwano, Executive Director	Present
Terrence Corrison, Esq.	Absent
William Katchen, CPA	Present

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky to approve the minutes of the April 27, 2015 Board Meeting. The motion carried with all in favor.

Written Report of the Maintenance Supervisor

The Maintenance Supervisor updated the board on purchase of appliances for units and stock as well as an update on the bathroom renovations project at Westmoor Gardens. The trucks have been serviced.

Report of the Executive Director

The contractor has completed transferring the content from our old website to the new one. We are scheduled to meet this week to edit design and content. The general email on the site is being used by contractors, applicants, and current tenants. LS Engineering is in the process of completing the specs and drawings for the boiler replacement project at Tibbs. The environmental engineer has completed the survey and reports that the area is free of asbestos and does not require abatement. Both the mechanical engineer and a supplier of equipment visited the site. The Director presented the board with a cost comparison of 5 providers from which to select for the replacement of the laundry room equipment. Direct deposit for landlord HAP was implemented. Participation in the weekly senior exercise class has been excellent. We celebrated the first of 3 100th birthdays for this year.

Resolutions

A motion was made by Vice-Chairman Dermansky and seconded by Chairman Kane to award the contract for Floor Cleaning/Maintenance Services at the Tibbs building to Integrity Facility Service, LLC. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Chairman Kane to approve the audit for Westmoor Gardens, Inc. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Aspinwall to authorize the Authority to spend an amount not to exceed \$10,000 for additional perennial landscaping at Westmoor Gardens. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Chairman Kane to reject the bid offered by Spin Cycle on the basis that the bid exceeds the cost estimate.

A motion was made by Vice-Chairman Dermansky and seconded by Chairman Kane to approve the leasing of laundry equipment to Fowler Route Company pending verification of favorable references. The motion carried with all in favor.

A motion was made by Chairman Kane and seconded by Commissioner Aspinwall to reject all bids for painting services on the basis that the Authority has decided to change the scope of work. 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 May. The motion carried with all in favor.

New Business

The board requests that we look into what can be done to improve the condition of the conference table.

A motion was made by Chairman Kane and seconded by Vice-Chairman Dermansky to adjourn the meeting at 7:50PM. The motion carried with all in favor.

Respectfully submitted,
Maria Iwano
Executive Director