

Minutes of the May 22, 2017 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:02 PM by Chairman Dermansky 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, 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 Dermansky	Present
Vice-Chairman Aspinwall	Present
Commissioner Correa	Present
Commissioner Jones	Absent
Commissioner Moche	Present
Commissioner Gurfein	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Absent
Terrence Corriston, Esq.	Absent

Minutes

A motion was made by Chairman Dermansky and seconded by Vice-Chairman Aspinwall to approve the minutes of the April 24, 2017 Board Meeting. The motion carried with all in favor.

Report of the Executive Director

Several tenants of Tibbs have complained recently about outside guests coming in and out of the building at all hours of the night and day. These guests have been disturbing the quiet enjoyment of the building. The complaints have largely been centered on activity on the second floor. Review of the security cameras have confirmed numerous guests at all hours. The Executive Director has spoken to residents of the building and a corrective action plan is being developed.

At Westmoor Gardens, we recently completed a court-approved lock out of a tenant for non-payment of rent. The Englewood Housing Authority worked in close collaboration with the resident's family to ensure the best outcome for the evicted tenant. We continue to be in near-daily contact with the resident's family and are working closely with the Bergen County Housing, Health and Human Services Center and other social service providers.

At Westmoor Gardens, we are transferring several families to more appropriately-sized apartments. We are taking the opportunity to upgrade the flooring and kitchens of the apartments once vacated.

At this time, we have two vacancies at Westmoor Gardens. One apartment will be vacant at the end of the month and the other apartment was vacated (lock-out described above) earlier this month. There are no other vacancies at this time.

Starting earlier today, our auditors began their work and will spend the next 3 days onsite. There are a few items they have already pointed out. For example, given new HUD requirements, EHA needs to better secure its tenant files in order to prevent the theft of valuable data such as social security numbers. Our auditor is recommending adding a monitored alarm system to our office to monitor and record afterhours activity.

Resolutions

A motion was made by Vice-Chairman Aspinwall and seconded by Commissioner Gurfein awarding a contract to DJJ Construction for the removal of the garages at Morse Place. The motion carried with all in favor.

A motion was made by Chairman Dermansky and seconded by Commissioner Correa awarding a contract to America's Way Paving for the repaving of the driveway and parking area at Morse Place. The motion carried with all in favor.

A motion was made by Commissioner Gurfein and seconded by Chairman Dermansky awarding a contract to BMF Masonry to rebuild the retaining wall around the garbage area on West Street. The motion carried with all in favor.

A motion was made by Chairman Dermansky and seconded by Commissioner Moche approving a resolution to urge representatives from the State of New Jersey to support the legislative action to re-authorize and extend the National Flood Insurance Program ("NFIP"). The motion carried with all in favor.

A motion was made by Chairman Dermansky and seconded by Commissioner Moche approving the bills for the month of May. The motion carried with all in favor.

A motion was made by Vice-Chairman Aspinwall and seconded by Chairman Dermansky to adjourn the meeting at 7:34PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director