

Minutes of the November 23, 2015 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:08PM 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 Correa	Present
	Commissioner Johnson-Rothman	Present

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

Mr. Corrison opened the floor for nominations for Chairman. A motion was made by Vice-Chairman Dermansky to nominate Bruce Kane for Chairman and seconded by Commissioner Correa. No other nominations were made. A motion was made by Commissioner Aspinwall to close nominations and seconded by Vice-Chairman Dermansky. The motion carried unanimously to nominate Bruce Kane as Chairman.

Mr. Corrison opened the floor for nominations for Vice-Chairman. A motion was made by Chairman Kane to nominate Ira Dermansky for Vice-Chairman and seconded by Commissioner Aspinwall. No other nominations were made. A motion was made by Chairman Kane and seconded by Commissioner Aspinwall to close nominations. The motion carried unanimously to nominate Ira Dermansky as Vice-Chairman.

A motion was made by Chairman Kane and seconded by Commissioner Aspinwall to approve the minutes of the October 26, 2015 Board Meeting. The motion carried with all in favor.

Written Report of the Maintenance Supervisor

The Maintenance Supervisor reported that Tibbs was inspected for bedbugs. One infected unit was treated. Four ADA shower units have been ordered. Once they arrive work will be begin shortly in those units. The gas booster pump at Tibbs has a bad motor and needs replacement. We are currently looking into this. Two units in Tibbs and one in Westmoor have passed city inspections. We are now working on two recently vacated units in Tibbs.

Report of the Executive Director

The Executive Director informed the board that the contract with Woodruff for the purchase of natural gas will expire at the end of March. The Director asked the board if it wishes to seek a third party for the purchase of natural gas or revert back to Public Service.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Aspinwall to go back to Public Service for the purchase of natural gas. The motion carried with all in favor.

Resolutions

A motion was made by Chairman Kane and seconded by Commissioner Aspinwall to award the contract to William Katchen, C.P.A. for accounting services. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Johnson to award the contract to Breslin & Breslin, P.A. for legal services. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa to approve the Operating Budget for fiscal year commencing January 1, 2016. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa to approve the budgets for all entities for FY 2016. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Aspinwall to approve the change order submitted by Minervini Vandermark Architecture to revise the specification documents to include four additional ADA bathrooms. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Aspinwall to approve the change order submitted by Griffith Construction for the renovations of four additional ADA bathrooms. The motion carried with all in favor.

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

A motion was made by Commissioner Correa and seconded by Commissioner Johnson to adjourn the meeting at 8:03PM. The motion carried with all in favor.

New Business

The Director reported that there were no submissions for Technical Consulting Services for Affordable Housing Administrative Agent Duties. We will re-advertise immediately.

The accountant reported to the board that all entities are financially healthy.

Respectfully submitted,
Maria Iwano
Executive Director