

Minutes of the October 24, 2016 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 07:25PM by Vice-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 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:

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| Vice-Chairman Dermansky | Present |
| Commissioner Aspinwall | Present |
| Commissioner Correa | Present |
| Commissioner Jones | Present |
| Commissioner Johnson-Rothman | Absent |
| Commissioner Moche | Absent |

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

Minutes

A motion was made by Vice Chairman Dermansky and seconded by Commissioner Aspinwall to approve the minutes of the October 4, 2016 Board Meeting. The motion carried with all in favor.

Report of the Executive Director

At Westmoor, the cable company continues to work on cleaning up the wiring. EHA recently completed an underground survey for utilities. The cable company will now bury the overhead temporary wires that were installed several years ago. In addition, the cable company will also clean up the wiring in each of the apartments.

At Foti and Morse, EHA will implement its first rent increase since 2009. The \$8,000 in additional annual rent will assist in the planned capital improvements to the properties.

The next tenant meeting is scheduled for Tuesday, October 25th. The tenant meetings have been very useful in getting a good understanding of tenant needs. Tenant meetings will be held every other month.

EHA would like to congratulate its receptionist Jere Wiggins on accepting a new position at the Newark Housing Authority. We wish her lots of success and happiness. She was a terrific employee and will be an asset to her new employer. EHA has selected her replacement, Mrs. Sara Quinones, and Ms. Wiggins will train her replacement prior to moving on.

EHA started a new coloring program for the residents at Tibbs. EHA covers the cost of the supplies (e.g. pencils, coloring books, etc.). The program has been very successful to date with at least 10 residents participating every week.

Resolutions

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Correa approving the introductory 2017 EHA State Budget. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky approving the introductory 2017 EHA Operating Budget. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa approving the 2017 Englewood Housing Management Services, Inc. budget. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Aspinwall approving the 2017 Housing Choice Voucher Budget. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Correa approving the 2017 John J. Foti Budget. The motion carried with all in favor.

A motion was made by Commissioner Jones and seconded by Commissioner Aspinwall approving the 2017 Westmoor Gardens, Inc. Budget. The motion carried with all in favor.

A motion was made by Commissioner Correa and seconded by Commissioner Jones approving the extension of the Temporary Staff Services Contract. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky approving the contract for the replacement of the half-bathrooms at Westmoor Gardens. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky approving the contract for the replacement of the closet doors at Westmoor Gardens. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Jones approving a contract for as needed concrete repairs. The motion carried with all in favor.

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

New Business

A motion was made by Vice Chairman Dermansky and seconded by Commissioner Aspinwall to go into Closed Session to discuss a potential real estate acquisition. The motion carried with all in favor. The Closed Session was adjourned with a motion made by Vice Chairman Dermansky and seconded by Commissioner Aspinwall. The motion carried with all in favor.

In Open Session a motion was made by Vice Chairman Dermansky and seconded by Commissioner Aspinwall to adjourn the meeting at 7:58PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director