

Minutes of the December 21, 2020 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 6:03 PM by Chairman Aguila, Jr. at the offices of the Englewood Housing Authority, 111 West Street, Englewood, NJ 07631 via conference call. 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 January 13, 2020 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 Aguila, Jr.	Present
Vice Chairwoman Cobb	Present
Commissioner Chaney	Absent
Commissioner Correa	Present
Commissioner Gurfein	Present
Commissioner Whilby	Present

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

Minutes

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Gurfein to approve the minutes of the November 23, 2020 Board Meeting. The motion carried with all in favor.

Executive Director's Report

Snowstorm

- The maintenance staff worked a 12-hour day to clear the snow on Thursday. Several pieces of equipment failed which slowed the process. On Friday, maintenance staff continued to move snow and salt the property. There are no issues to report regarding the storm.

Tibbs

- As of this weekend, we know of another two residents that tested positive for Covid at 111 West Street. There are currently 3 people at the building that have recently tested positive. We know of at least 10 positive tests since March.
- We continue to deliver food to all the residents at least once a month. In addition, this week we gave out 60 gift certificates to local restaurants. The gift certificates were provided by a coalition of non-profits led by Community Chest. We will give out another 60 gift certificates the first week of January.

- All interior common area lighting at Tibbs has been upgraded over the past month to LED lighting. The upgrades were paid via a grant.
- There are 2 current vacancies. One was filled for 1/1/2020 but the tenant backed out. A family has been identified for the second vacancy. In addition, EHA anticipates an additional 2 upcoming vacancies.
- Given the cold weather season is upon us, social isolation will become a bigger issue than during the warmer season. EHA continues to call all residents on a weekly basis to ask them about their well-being and to ask if there is something we can do for them.

Westmoor Gardens

- Suez will be proactively replacing the water at Westmoor Gardens. The main runs through the center of the parking lot on Slocum Avenue. The cost of the project is covered by Suez.

Public Meeting

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Whilby to open the meeting to the public. No members of the public had comments. A motion was then made by Vice Chairwoman Cobb and seconded by Commissioner Gurfein to close the meeting to the public. The motions carried with all in favor.

Resolutions

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to approve the adoption of EHA's state budget. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Gurfein to approve the EHA financial audit. The motion carried with all in favor.

A motion was made by Commissioner Gurfein and seconded by Commissioner Correa to approve the Englewood Housing Management Services financial audit. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to approve the Westmoor Gardens financial audit. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve the Executive Director as the JIF fund commissioner. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to approve the bills and claims for the month of December. The motion carried with all in favor.

New Business

Not applicable.

Adjournment

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Gurfein to adjourn the meeting at 6:38 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director