

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON FEBRUARY 17, 2016
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance were Executive Director Joseph Iacovino, Chairperson Alma Zwick, Mary Berko, Rosa Tanzi, Brian Seltzer and Frank Jackson. Excused was Lou Cernava, Tenant Representative.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on January 19, 2015. Mary made the motion to approve, with Frank seconding the motion. All members in attendance voted in the affirmative with no members opposed. Motion is carried.

The E.D. spoke about meeting with Haddon Township Commissioner John Foley concerning the Police Department and our resident William Kiggins. Joe said he wants to meet only with him and Alma will also be available to meet with him as well.

The Resolution appointing Hardenbergh Insurance Company for three more years as our Risk Management Consultants was reviewed, approved and signed.

Chairperson Zwick then reviewed the financial statement with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. The E.D. noted that the total of tonight's bills is larger than usual, as we are making the 1st payment for the parking lot expansion among other higher bills due. Chairperson Zwick entertained a motion on the unpaid bills. Rosa made a motion to approve, with Mary seconding the same. All members present voted in the affirmative, none opposed. Motion is carried. The resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

The E.D. noted that the next social event will be the St. Patrick's Day Party on Thursday, March 17th.

Also reviewed by the Board were the Executive Director and Manager Reports as well as the Engineer's Report which outlined the status of pending projects for the Housing Authority. The E.D. noted that the parking lot expansion is going very well, is on schedule, and without any extensive weather delays it should be finished in the next few weeks. The E.D.'s report also noted that our new Compactor and Dumpsters should definitely be installed soon. It also outlined other projects that will be addressed.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Rosa made the motion, with Brian seconding. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 7:40 p.m.

Respectfully submitted,

Joe Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON MARCH 23, 2016
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance were Executive Director Joseph Iacovino, Chairperson Alma Zwick, Mary Berko, Rosa Tanzi, and Frank Jackson. Excused were Brian Seltzer and Lou Cernava, Tenant Representative.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on February 17, 2016. Mary made the motion to approve, with Rosa seconding the motion. All members in attendance voted in the affirmative with no members opposed. Motion is carried.

Chairperson Zwick then reviewed the financial statement with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. The E.D. noted that the total of tonight's bills is larger than usual, as we have included an extra week with the meeting held the fourth Wednesday instead of the third Wednesday of March.

It was noted that the St. Patrick's Day Party, held last week on March 17th, was very nice and enjoyed by those residents attending.

Chairperson Zwick entertained a motion on the unpaid bills, totaling \$144,065.43. Rosa made a motion to approve, with Mary seconding the same. All members present voted in the affirmative, none opposed. Motion is carried. The resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

Also reviewed by the Board were the Executive Director and Manager Reports as well as the Engineer's Report which outlined the status of pending projects for the Housing Authority. The E.D. noted that the parking lot expansion is going very well, is on schedule, and without any extensive weather delays it should be finished in the next few weeks. It also outlined other projects that will be addressed.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Rosa made the motion, with Mary seconding. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 7:15 p.m.

Respectfully submitted,

Joe Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON APRIL 20, 2016
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance were Executive Director Joseph Iacovino, Chairperson Alma Zwick, Mary Berko, Rosa Tanzi, Brian Seltzer and Frank Jackson. The Board welcomed Sr. Anne Lillis as the new Tenant Representative.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on March 23, 2016. Rosa made the motion to approve, with Frank seconding the motion. All members in attendance voted in the affirmative with no members opposed. Motion is carried.

The Exec. Director administered the Oath of Office to Sr. Anne Lillis in her new position As the Tenant representative of the Haddon Township Housing Authority.

Rosa asked the status of resident William Kiggins and his standing eviction notice. The E.D. said that at this point, under the circumstances, he would like to proceed with a formal court appearance. Mr. Kiggins' attorney, Sonia Bell, had asked to meet with our attorney and the E.D. informally, and he was considering that. However, another incident occurred yesterday morning, with Mr. Kiggins verbally abusive to the E.D. once again.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. The E.D. noted that the total of tonight's bills is greater than usual, as we have additional expenditures; including the parking lot, the new Compactor/Dumpsters, our Auditor, Holman/Frenia/Allison, performing our recent audit, our Pension Annual Appropriation, etc. The E.D. noted that we only owe \$83,000 to Command Company for the Parking Lot Project, which totaled \$243,000. The E.D. noted that all of the paperwork has been submitted as required by HUD for our 2016 Capital Funding. We are still awaiting our funds in the amount of approximately \$75,000.

Chairperson Zwick entertained a motion on the unpaid bills, totaling \$138,218.05. A motion was made by Mary to approve, with motion seconded by Brian. All members present voted in the affirmative, none opposed. Motion is carried. The resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

The E.D. was again very complimentary to the work of our Accountant, Tom Furlong.

Each Board Member has an email address listed on our Housing Authority website. Brian asked how we reply to emails sent through the website. The E.D. said to call the office tomorrow to get that information.

Also reviewed by the Board were the Executive Director and Manager Reports as well as the Engineer's Report which outlined the status of pending projects for the Housing Authority.

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The E.D. noted that the next projects for our building are to replace one of the service pumps in the boiler room, as well as an electric panel replacement. The E.D. also mentioned that we are currently having wiring installed in both the building and apartments for Verizon Fios, (Cable Television). Currently our tenants have Comcast for their Cable TV or Dish Network. This will give them more of a competitive selection. The Managers' report, among other items outlined, noted that we sadly had another tenant, Marianne McCourt, pass away this past month.

The Board also discussed the Governor's appointee to the Board which has been an open position for a few years now.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. A motion was made by Brian and seconded by Rosa to adjourn. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 7:45 p.m.

Respectfully submitted,

Joe Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON MAY 18, 2016
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance were Executive Director Joseph Iacovino, Chairperson Alma Zwick, Mary Berko, Rosa Tanzi, Brian Seltzer, Frank Jackson, and Sr. Anne Lillis, Tenant Representative.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on April 20, 2016. Brian made the motion to approve, with Frank seconding the motion. All members in attendance voted in the affirmative with no members opposed. Motion is carried.

Representatives from the Accounting and Consulting Firm of Holman/Frenia/Allison were in attendance with bound copies of our most recent audit, year ending December 31, 2015. They were distributed to each Board Member and they proceeded to review the audit with the Board of Commissioners. The Audit was most successful with no recommendations noted. Everything is outlined in the Audit Report and accompanying correspondence.

The E.D. explained that we again are taking Mr. Kiggins, Apt. 810 back to court with "A Notice to Quit." He noted that we don't yet have a court date but will keep the Board informed.

A motion to approve a voucher for \$10,000.00 for a much needed boiler repair was entertained. A motion was made by Alma and seconded by Sr. Anne to approve this item. All members present voted in the affirmative, none opposed. Motion is carried.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. Chairperson Zwick entertained a motion on the unpaid bills, totaling \$51,896.22. A motion was made by Rosa to approve, with motion seconded by Sr. Anne. All members present voted in the affirmative, none opposed. Motion is carried. The resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

Also reviewed by the Board were the Executive Director and Manager Reports as well as the Engineer's Report which outlined the status of pending projects for the Housing Authority.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. A motion was made by Rosa and seconded by Mary to adjourn. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 7:50 p.m.

Respectfully submitted,

Joe Iacovino, Executive Director