

## HADDON TOWNSHIP HOUSING AUTHORITY

### MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY, JANUARY 19, 2011 AT THE ROHRER TOWERS I FACILITY, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Chairperson Pam Gallus commenced tonight's meeting at 5:45 P.M.

Roll Call: Present were Joseph Iacovino, Exec. Director, Pam Gallus, Chairperson, members Mary Berko, Frank Jackson, Deborah Cary, and Lou Cernava. Also present was Jack Wells, our Accountant and Tom O'Connell, our Attorney. Excused was Vice-Chairperson Alma Zwick.

Chairperson Pam Gallus entertained a motion to approve the minutes from meeting held on December 15, 2010. A motion to approve was made by Frank Jackson and seconded by Mary Berko. All members present voted in the affirmative, none opposed. Motion is carried.

A discussion was had on the \$200,000 grant with the grant request and agreement reviewed by our Solicitor Tom O'Connell; which he found acceptable. The E.D. also spoke to an application for \$105,000 from the HUD Emergency Repair Fund and proper papers and documentation were submitted. The cost of the roof replacement is estimated to be \$305,000 and perhaps the cost will be less.

The E.D. spoke to the three bids received for Audit Services and looked to the board for a decision. We do not owe any monies to Bowman since they have not started any work. Mary was under the impression that the municipality was able to hire Frenia and Holman at \$6,500.00 per year (in reality it was closer to \$65,000.00) She thought perhaps a change is in order since Bowman has been under contract with our Housing Authority for approximately 10 years. There was sentiment in staying with Bowman. Jack Wells spoke to the preliminary audit which is due by February 28, 2011. This date puts pressure on the board to make a decision. A question arose as to whether we should appeal the REAC score for 2009. The E.D. gave our solicitor the necessary information to file an appeal. The E.D. will ask each of the three Audit Firms what their start-up date to begin our 2010 audit will be.

The question of the payback for the two employees who are not covered under our health plan was discussed. Both spouses are not covered by the New Jersey Health Insurance Program, with documentation on file. The Solicitor maintains that the two employees would be eligible for a buy-back on the health insurance. The formula is \$5,000.00 or 25% of the amount saved by the Housing Authority, The lesser of the two would be paid back. Jack will provide us with a number to base the amount to be paid following this formula. Deborah held that if employees opted not to be covered by the State Health Plan, they would be eligible for the buy-back.

The ACOP document was discussed with the E.D. asking the board members to review the document and comment accordingly.

The Handicap parking has been increased to accommodate additional requirements of our building, and signage to this effect will be installed as soon as the weather clears.

A question arose about whether there is a procedure in place with regard to Workman's Compensation. We do have that in place, and it will be followed when necessary.

For the employees receiving health insurance, a contribution of 1.5% of the employee's base salary is now being paid per pay period. This became effective May, 2010 and is due retroactively by the employees, in the amount of approximately \$300.00.

Jack gave his accountant's report. The utilities and JIF payment drove the total of payables. The payroll figures were higher since three pay periods were included in this pay period and the NJ State taxes were reflected in this quarter, impacting the total payroll figure. Pam entertained a motion to approve this report with motion made by Deborah and seconded by Mary. All members present voted in the affirmative, none opposed. Motion is carried.

Jack spoke to the status of the grants. A total of \$307,000.00 is reserved for the roof replacement.

The revenue is over by \$140,000.00 year to date. Rents are up \$24,000.00. We enjoy a 100% occupancy, with expenses close to budget numbers.

The Housing Authority is paying the Township for back credits for trash removal as well as the health care charges (being paid in installments). Letters are on file in this regard for board review.

Believe it or not!! There has been more time spent on the Kiggins affair with no resolution, except to continue to tolerate Mr. Kiggin's conduct. Again I will endeavor to cope as best as possible. If he causes problems to other residents they need to sign a formal complaint with management. Once this is done, the Board can perhaps have a basis to pursue some action.

With no further business before the board, Chairperson Gallus entertained a motion to adjourn. A motion was made and seconded. All members present voted in the affirmative, none opposed. Motion is carried. Meeting adjourned.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority

HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY,  
FEBRUARY 16, 2011 AT THE ROHRER TOWERS I FACILITY,  
25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Chairperson Pam Gallus commenced tonight's meeting at 5:45 P.M.

Roll Call: Present were Joseph Iacovino, Exec. Director, Pam Gallus, Chairperson, members Alma Zwick, Frank Jackson, Paul DiLolle, and Lou Cernava. Also present was Jack Wells, our Accountant and Tom O'Connell, our Attorney. Excused were Mary Berko and Deborah Cary.

The E.D. administered the oath of office to newly appointed board member Paul DiLolle. The board welcomed Paul as he took his seat as a member of the Haddon Township Board of Commissioners.

Chairperson Pam Gallus entertained a motion to approve the minutes from meeting held on January 19, 2011. A motion to approve was made by Lou Cernava and seconded by Frank Jackson. All members present voted in the affirmative, none opposed. Motion is carried.

OLD BUSINESS:

The Health Plan buyback for Mark and Patsy was discussed with the E.D. distributing a copy of the law pertaining to this issue. The savings amounted to \$17,000. Details are available on tape since the discussion is rather difficult to reproduce. The board discussed the possibility of the employees agreeing to receive the former buyback amount of \$2,000. The board seemed to be open to a buyback of \$2,500. This amount was approved and seconded with all members present voting in the affirmative, none opposed. Motion is carried. The board also agreed to allow Ellie and Bob to pay back the past due amount of their health plan contribution.

NEW BUSINESS:

The auditors have begun the audit; the E.D. and Jack will have an exit interview in the near future. The commissioners will be invited to attend a meeting to review the preliminary audit; which will be filed by the specified deadline.

Jack presented the accountant's report standard list of payables, driven by the utilities. The E.D. stated that there was a \$400.00 savings with Con Edison. A motion was made by Alma and seconded by Lou to approve the bills to be paid. All members present voted in the affirmative, none opposed. Motion is carried. The Bill Resolution was signed by all present. Also approved unanimously was Jack's complete report.

The E.D. presented his report and it is filed with the minutes.

Another Social is planned for St. Patrick's Day which will be feature Michael's Catering with entertainment as well. All are looking forward to the St. Patrick's Day party.

With regard to the ACOP, Mary suggested that a sub-committee be set to review the rough draft of this document.

The Office Report was read into the minutes. All management duties are being performed on a timely basis.

We hope to replace the existing television set in our Family Room with a donated used one.

The transfer of H.T.H.A. funds to 1<sup>st</sup> Colonial Bank from TD Bank will be authorized by Resolution which will be circulated at the March meeting of the board.

With no further business, Chairperson Gallus entertained a motion to adjourn tonight's meeting. A motion was made and seconded, with all members present voting in the affirmative, none opposed. Motion is carried. Meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority

HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY,  
MARCH 16, 2011 AT THE ROHRER TOWERS I FACILITY,  
25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Chairperson Pam Gallus commenced tonight's meeting at 5:50 P.M.

Roll Call: Present were Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Mary Berko, Frank Jackson, Deborah Cary, and Lou Cernava. Also present was Jack Wells, our Accountant and Tom O'Connell, our Attorney. Excused were Joseph Iacovino and Paul DiLolle.

Pam entertained a motion to approve the minutes from meeting held on February 16, 2011. A motion was made and seconded to approve the minutes with all members present voting in the affirmative, none opposed. Motion is carried. There was a minor change regarding a reference to Mary Berko's comments which were made at the February meeting, but the minutes seem to indicate differently. The minutes have been corrected.

Jack Wells presented the E.D.'s report. A discussion was had on the status of the construction grants which were outlined in Key Engineer's letters. The status of resident William Kiggins was also discussed; out posture basically is to let the situation remain as is until necessity dictates that action be taken. The general attitude of the Board is to continue to ignore him.

Jack discussed the preliminary review of the Audit Report. The final report will be submitted on a timely basis. The audit team has been very cooperative. The deadline is September 30, 2011 for the final submission of the audit.

Jack discussed his report. The auditor's bill in the amount of \$11,000 was a major component in the unpaid bills detail which totaled \$44,211.72. Following his report, Pam entertained a motion to approve the bills to be paid as specified in the report. A motion was made and seconded with all members present voting in the affirmative, none opposed. Motion is carried. The resolution in this regard was signed by those members present.

The water/sewer bill invoice was much higher than usual because it contained an additional month. Haddon Township maintains the bill is correct. Frank suggested that someone talk to Public Works Supervisor Jim Stevenson to attempt to get a satisfactory answer to our questions.

The Bank Transfer of the HTHA funds from TD Bank to 1<sup>st</sup> Colonial Bank was approved previously by the Board and the transfer will be in place by the end of March. Jack circulated a resolution with regard to the transfer which was signed by all board members in attendance.

The ACOP is to be reviewed by the E.D. and management, and will then be discussed at the April meeting.

The Management report was read and filed. The board was impressed by the report since it outlines the extent of the work covered by the Management staff.

A discussion was had about the TV in the family room. A TV will be donated and picked up for placement in the family room. Possible Office rearrangement will be discussed at the April meeting.

With no further business, Chairperson Gallus entertained a motion to adjourn tonight's meeting. A motion was made and seconded, with all members present voting in the affirmative, none opposed. Motion is carried. Meeting adjourned.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority

HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY,  
MAY 18, 2011 AT THE ROHRER TOWERS I FACILITY,  
25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Chairperson Pam Gallus commenced tonight's meeting at 5:35 P.M.

Roll Call: Present were Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Paul DiLolle, Deborah Cary, and Lou Cernava. Also present was Jack Wells, our Accountant and Tom O'Connell, our Attorney. Excused were Joseph Iacovino, Mary Berko, and Frank Jackson.

As there was no meeting held in April due to lack of quorum, there were no minutes to approve.

Since Mary Berko was excused from tonight's meeting, the discussion on the ACOP was tabled to the next meeting. Alma stated that she and Mary are working on the ACOP and will report on their findings at the meeting in June.

The Executive Director's report was read (see notes on file). Pam expressed the board's satisfaction with the fact that Social Activities are helping to give our residents occasions to interact with fellow residents.

The painting of the stairwell was not approved pending further delineation by Greg Fusco, our engineer, regarding the proposal which he had recommended. The Executive Director will clarify.

The parking lot expansion was addressed. Further information will be forthcoming in the near future by Greg Fusco. More clarification on this project is needed.

The REAC Inspection went well. 25 apartments which were chosen at random by the inspector were found to be acceptable.

The Manager's report was read and is filed with all meeting information.

Jack Wells informed the board about the recent Course he and the Exec. Director had taken regarding changes to the PHAS scoring methods. It was held on May 10<sup>th</sup> and sponsored by NAHRO. Jack also presented his financial report. Alma questioned the bill for MAG concrete to be paid this month. A question was raised regarding elevator maintenance and Jack

explained the bill once again. Pam suggested the E.D. bring the contract for Quality Elevator to the next meeting to review their terms. The unpaid bills were approved unanimously for payment by the board. The complete financial report is on file with tonight's meeting information.

As there was no meeting in April, an e-mail vote was taken along with those who were in attendance so that the bills scheduled to be paid in May could be paid with no delay.

Pam suggested the E.D. look into whether a Housing Authority of our size is required to have a web page.

The ED was asked to check with Management regarding help provided to those tenants requesting assistance for the cooling credit applications, completing forms, etc. and other various items when needed.

With no further business, Chairperson Gallus entertained a motion to adjourn tonight's meeting. A motion was made and seconded, with all members present voting in the affirmative, none opposed. Motion is carried. Meeting is adjourned.

Respectfully submitted,



Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority



## HADDON TOWNSHIP HOUSING AUTHORITY

### MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY, JUNE 15, 2011 AT THE ROHRER TOWERS I FACILITY, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Tonight's meeting was opened at 5:35 p.m. by Vice-Chairperson Alma Zwick. Chairperson Pamela Gallus arrived following the meeting opening.

Roll Call: Present were Exec. Director Joseph Iacovino, Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Mary Berko, Frank Jackson, Deborah Cary, Paul DiLolle, and Lou Cernava. Also present was Jack Wells, our Accountant and our attorney Tom O'Connell.

A motion was made by Frank to approve the minutes from meeting held on May 18<sup>th</sup> and seconded by Debbie. All members present voted in the affirmative with no persons opposed. Motion is carried.

Alma questioned the fact that the MAG Concrete invoice did not reflect the total cost since Management decided to split the costs over two payments. The E.D. indicated that this will not happen in the future, and the invoices have been noted with the total cost of the concrete job.

Greg Fusco of Key Engineers presented his update on the various projects we are now working on. This is all clearly delineated in his letter which has been distributed to all members of the board. The grant will be given to the H.A. upon completion of the designated project. C.C.C.D. is the funding agency. Details of Greg Fusco's presentation are clearly stated in the recorded tape. It is doubtful that the \$103,000 grant from HUD will be awarded since there were limited funds and many applicants. Greg also spoke to several future projects that will be considered if funds are available. The expansion of the parking would be accomplished in conjunction with PATCO and the Township of Haddon. Greg gave an update on this.

Jerry Conaty of Holman & Frenia, P.C. presented a detailed report and analysis of the 2010 audit. Chairperson Pam Gallus entertained a motion on the final 2010 audit. Alma made a motion to approve with Paul seconding the motion. All members present voted in the affirmative, none opposed. Full details on the report are available on tape. The preliminary submission was filed February 28, 2011. All filings were done well in advance of the due date. The resolution approving the audit was circulated and signed by all Board of Commissioners present this evening.

There was much discussion on sick and vacation pay for employees.

Joseph Russo, a resident of apartment 701 addressed the board and expressed his satisfaction with Management and stated there is a positive attitude throughout the resident community.

Jack gave his financial report. Copies of the report are part of the board's packet of information for tonight's meeting. After reviewing his report, Chairperson Gallus entertained a motion. Alma made a motion to approve, with Mary Berko seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

The office report was read into the minutes. The report, with all meeting reports, is filed in the office as well as the tape of the meeting proceedings.

The annual residents' barbecue is scheduled for Thursday, July 14, 2011. There is no social event planned for August and we will probably host a hoagie social in September. We plan a Halloween party for October, and the Westmont Lions Assoc. prepare Thanksgiving dinner for our residents on November 20, 2011. Our Christmas Party is scheduled for December 8<sup>th</sup> at the Tap Room Restaurant on Crystal Lake Avenue.

The E.D. stated that the meeting notes and resolutions must be kept separate.

The William Kiggins situation goes on. The board decided that the "Iacovino Prison" flier is not a complaint but is an ad hominem attack against the E.D. The board suggested that the E.D. consider signing a complaint as this is a personal defamation issue. At present the E.D. chooses to ignore this continuous weird conduct.

With no further business, Chairperson Gallus entertained a motion to adjourn tonight's meeting. A motion was made and seconded, with all members present voting in the affirmative, none opposed. Motion is carried. Meeting is adjourned.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority

HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY,  
JULY 20, 2011 AT THE ROHRER TOWERS I FACILITY,  
25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Tonight's meeting was opened at 5:35 p.m. by Vice-Chairperson Alma Zwick. Chairperson Pamela Gallus arrived following the meeting opening.

Roll Call: Present were Exec. Director Joseph Iacovino, Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Mary Berko, Frank Jackson, Paul DiLolle, and Lou Cernava. Also present was Jack Wells, our Accountant and our attorney Tom O'Connell. Excused was Deborah Cary.

A motion was made and seconded to approve the minutes from meeting held on June 15, 2011. All members present voted in the affirmative with no persons opposed. Motion is carried.

Our engineer, Greg Fusco outlined in detail the bids which were received for the roof and window projects. All the bid information is found in the Key Engineering written report which is a permanent part of the meeting packets. The lowest roofing bid was from P & C Roofing Company from Delaware in the amount of \$333,410.00. The estimate given by Key Engineers was \$336,000. Greg recommended that the contract be awarded to P & C Roofing. The bid document was reviewed by the solicitor and was found to be in compliance, except they did not seem to be in compliance with the affirmative action required by the State of New Jersey. Greg assured the board that P & C will be compliant.

Paul wanted to be assured that there are proper sanctions should the work not proceed as scheduled. Greg stated there are remedies there to protect the Housing Authority against the work not proceeding as scheduled. Greg stated that once the contract is awarded, the work should be completed in three weeks, barring any serious weather problems. All bids were done as per specifications that are on file.

Greg then spoke to the window project. The question as to the availability of sufficient funds to do the windows was discussed. The E.D. suggested that the window project be deferred to a future date when additional monies will be available. The idea of doing only one floor at a time might possibly result in resident discontent. Pam indicated that the Housing Authority does not choose to go into debt in order to do the window project.

Greg discussed the elevator situation and he recommended that H.A. stay with Quality Elevator Co. for two years.

Mary Berko gave the board an update on the ACOP document which she and Alma have been working on. Seven sections out of 17 have been reviewed, plus there is also an appendix.

***At this point in the meeting, resident William Kiggins of Apartment 810 came into the office and rambled on and on to the board members. Enough said!! The board felt threatened by Mr. Kiggins as he stood in the rear office speaking to them. Chairperson Gallus underscored that she did not feel safe. The E.D. was urged to file a complaint.***

With regard to the contract for Quality Elevators, Chairperson Gallus entertained a motion. Alma made a motion with Mary seconding to approve their two year contract. All members present voted in the affirmative, none opposed. Motion is carried.

Chairperson Gallus also entertained a motion to approve P & C Roofing Co. for our roofing contractors. Alma made a motion, with Paul seconding. All members present voted in the affirmative, none opposed. Motion is carried. A resolution for the new roof was signed by the board members, and sealed.

Chairperson Gallus read the office report. Our accountant, Jack Wells presented his report. The elevator inspection report is very costly but beyond our ability to change. A motion was made by Alma and seconded by Lou to approve the outstanding bills. The resolution was also signed in this regard.

With no further business, Chairperson Gallus entertained a motion to adjourn tonight's meeting. A motion was made by Alma and seconded by Frank, with all members present voting in the affirmative, none opposed. Motion is carried. Meeting is adjourned.

The board went into Executive Session immediately following the meeting.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority

HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY,  
AUGUST 17, 2011 AT THE ROHRER TOWERS I FACILITY,  
25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Tonight's meeting was opened at 5:30 p.m. by Chairperson Pamela Gallus.

Roll Call: Present were Exec. Director Joseph Iacovino, Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Mary Berko, Frank Jackson, Paul DiLolle, Deborah Cary, and Lou Cernava. Also present was Jack Wells, our Accountant, and our attorney Tom O'Connell.

The minutes for meeting held on June 15, 2011 were approved with a motion by Frank and seconded by Lou. The July 20<sup>th</sup> minutes were approved by Mary and seconded by Alma. Both sets of minutes were approved by all members present with no members opposed. Motion is carried for both.

Chairperson Gallus suggested that the term "rambled on and on" should be removed from the minutes. They should simply state that Mr. Kiggins made some comments against Joe. The board maintained that Kiggins has been properly heard and that he did not have any new specific complaints.

With regard to William Kiggins, our attorney Tom O'Connell gave the board an update on the legal aspects of this case. (Tape of this is very specific). A question was asked as to where HUD stands on this matter. The E.D. addressed the board that all related correspondence was sent to Fatimah Holder of the Newark HUD Field Office for their information.

Tom O'Connell substantiated that the E.D. should not sign a complaint since this might create a conflict.

Alma spoke to the Courier Post request for information which was properly sent with the approval of our Solicitor. Tom went on further to say that HUD has been kept aware of all matters. Pam underscored that all Management and Maintenance Personnel are employees of HUD. Pam also stated that the search for the Executive Director position was completed in a most proper way. The board spent many hours interviewing the applicants before a decision was made.

Discussion on the ACOP document will take place at the September meeting.

The E.D. gave his report which is part of the filed minutes. Every commissioner was provided a copy of this report.

Jack gave his financial report. \$25,983.00 was the total of unpaid bills. This along with the complete report was approved by Alma and seconded by Lou. All members present voted in the affirmative, with no members opposed. Motion is carried. Jack's report is on file with the complete meeting packet. The resolution in this regard was signed, sealed, and ultimately filed.

The Management report was also read and filed.

With no further business before the board, Chairperson Gallus entertained a motion to adjourn. Alma made the motion, with Lou seconding same. All members present voted in the affirmative, none opposed. Motion is carried.

The board went into Executive Session immediately following the meeting.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority

HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY,  
SEPTEMBER 21, 2011 AT THE ROHRER TOWERS I FACILITY,  
25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Tonight's meeting was opened at 5:40 p.m. by Chairperson Pamela Gallus.

Roll Call: Present were Exec. Director Joseph Iacovino, Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Frank Jackson, and Lou Cernava. Excused were Mary Berko, Deborah Cary, and Paul DiLolle. Also present were Jack Wells, our Accountant, and our attorney Tom O'Connell as well as Patsy Coyne and Ellie Connell, Managers. Also in attendance was Mr. Robert Saldutti of the Saldutti Law Firm.

The minutes for meeting held on August 17, 2011 were approved by Frank Jackson and seconded by Lou Cernava, with all members present voting in the affirmative, none opposed. Motion is carried.

Several residents, including Pat Modano and Pat Rapacchiano attended tonight's meeting and stated that they are both very happy with the Management of the building. Pat Modano spoke very articulately about his concerns regarding Wm. Kiggins of apt. 810. Resident Hugh O'Neill spoke to his concerns and that he is also happy with Management. Hugh submitted a petition with 30 signatures of those residents who are concerned with Mr. Kiggins. The petition was given to our solicitor for his follow-up if he so chooses. Jerry Harrington also spoke in support of Management; he feels the building is very well run. Resident Nancy Leonard spoke in support of Kiggins and also said she has no issues with Management either. Lastly resident Joe Russo spoke in support of Management. Further details of all residents' comments are available on the meeting tape as filed in the office.

Jack Wells presented his report. The unpaid bills totaled \$21,067.00. His report is on file with the meeting information. Chairperson Gallus entertained a motion on this report with Alma making the motion to approve with Frank seconding. All members present voted in the affirmative, with no members opposed. Motion is carried. The resolution was circulated for board signatures with regard to the above and will be sealed and filed accordingly.

The E.D. gave his report which is also on file. We were able to negotiate ourselves out of a \$42,000 fee to remove the existing wireless equipment on the roof prior to the new roof being installed.

The Management report was read and is on file. Chairperson Gallus expressed her appreciation for the Managers' concerns for the needs of the residents.

Attorney Tom O'Connell spoke to the necessity of advertising the sale of our current Wireless Tower leases. Greg Fusco is handling this for the Housing Authority to insure that this possible \$500,000 windfall is properly handled. Tom reminded the board that caution should be taken using e-mails for approvals. Tom spoke to the guidelines regarding discussion of the Kiggins' litigation.

Jack spoke to the necessity for the board members to prepare for the preliminary approval of the 2012 proposed budget at next month's meeting and asked that they review their copies of same.

The Management report was also read and filed.

With no further business before the board, Chairperson Gallus entertained a motion to adjourn. Alma made the motion, with Lou seconding same. All members present voted in the affirmative, none opposed. Motion is carried.

The board then went into a closed Executive Session which was presided over by Robt. Saldutti and Tom O'Connell, our board attorneys. There was a motion to approve the grievance criteria which was made by Alma and seconded by Lou. All members present voted in the affirmative, none opposed. Motion is carried. All details of the closed session are on tape and filed in the office.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority



HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY,  
OCTOBER 19, 2011 AT THE ROHRER TOWERS I FACILITY,  
25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Tonight's meeting was opened at 5:30 p.m. by Chairperson Pamela Gallus.

Roll Call: Present were Exec. Director Joseph Iacovino, Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Frank Jackson, Lou Cernava, and Mary Berko. Deborah Cary and Jack Wells were excused. Member Paul DiLolle resigned. Also present was our attorney, Tom O'Connell.

The minutes for meeting held on September 21, 2011 were approved and seconded with all members present voting in the affirmative, none opposed. Motion is carried.

Resident Pasquale Modano was in attendance and spoke regarding the fact that his three auto tires were slashed recently and he presented his viewpoint on the vandalism. The complete report on this incident is available on the meeting tape which is on file in the office.

The E.D. spoke to the question of the camera surveillance for our building and stated he would follow-up with Digital, our Security Company, to see if there are some ways to increase the scope of the cameras.

Mr. Modano presented his bill to the board for the three tires which he had replaced and hoped to be reimbursed for. The board took the position that unfortunately they cannot reimburse him as to not establish a precedent for possible other future claims by our residents.

Resident Hugh O'Neill, also present, spoke again regarding William Kiggins, of which details are available on the meeting tape.

Tom O'Connell also noted the importance of forming a grievance committee.

The board then reviewed the 2012 Budget in order to get a preliminary approval this evening. Upon completion of the review, Chairperson Pam Gallus entertained a motion for approval. The motion was made by Lou and seconded by Alma. A roll call vote was taken with the results as follows:

Pam Gallus, yes; Alma Zwick, yes; Mary Berko, yes; Deborah Cary, absent; Lou Cernava, yes, and Frank Jackson, yes. Motion is approved.

Chairperson Gallus then entertained a motion to approve this year's holiday bonus for employees. A motion was made by Frank and seconded by Alma with all members present voting in the affirmative, none opposed. Motion is carried.

The E.D. presented the Accountant's report as Jack was excused this evening. Invoices for bills to be paid totaled \$50,702.93. Chairperson Gallus entertained a motion to approve bills to be paid. Lou made a motion with Alma seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Both the Executive report and the office report were also reviewed.

With no further business before the board, Chairperson Gallus entertained a motion to adjourn. Alma made the motion with Mary seconding. All members present voted in the affirmative, none opposed. Motion is carried.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority

## HADDON TOWNSHIP HOUSING AUTHORITY

### MINUTES OF A REGULAR MEETING HELD ON WEDNESDAY, DECEMBER 14, 2011 AT THE ROHRER TOWERS I FACILITY, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

Tonight's meeting was opened at 5:55 p.m. by Chairperson Pamela Gallus.

Roll Call: Present were Exec. Director Joseph Iacovino, Pam Gallus, Chairperson, members Alma Zwick (Vice-Chairperson), Lou Cernava, and Mary Berko. Deborah Cary and Frank Jackson were excused. Member Paul DiLolle resigned. Also present were Jack Wells and our attorney, Tom O'Connell.

The minutes for meeting held on October 19, 2011 were approved by Lou Cernava and seconded by Mary Berko with all members present voting in the affirmative, none opposed. Motion is carried. There was no meeting in November due to lack of quorum.

Discussion took place for the establishment of a Grievance Committee with regard to resident Mr. William Kiggins. Tom O'Connell stated that the establishment of this committee is set up at the discretion of the board. He further explained the process. The E.D. spoke to the harassment complaint. Details are available on the filed tape. The Board unanimously approved an Attorney to assist the E.D. as well as Lou Cernava with regard to this case.

The 2012 Housing Authority Budget was adopted with vote by acclamation as follows: (Following discussion with details on meeting tape.) Pam Gallus – affirmative; Alma Zwick – affirmative; Mary Berko – affirmative; Lou Cernava – affirmative; Deborah Cary and Frank Jackson – absent. The budget will then be sent to the proper authorities.

The employee salary increase of 3% was entertained for approval as of January 1, 2012. Lou made the motion to approve this increase with Alma Zwick seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. Jack presented his accountant's report to the board. Approval for payment of unpaid invoices were as follows: November – 124,945.15; and December - \$131,724.47. Chairperson Gallus entertained a motion to approve the reports for both November and December. Alma made the motion to approve with Lou seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. The Executive Director and Management reports were

also read into the record and are filed with all meeting information. The Resolutions for payments were signed, sealed, and will be properly filed.

With no further business before the board, Chairperson Gallus entertained a motion to adjourn. Lou made the motion with Alma seconding. All members present voted in the affirmative, none opposed. Motion is carried. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Joseph Iacovino  
Executive Director  
The Haddon Township Housing Authority