

THE HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF MEETING HELD ON TUESDAY, JANUARY 15, 2013 AT ROHRER TOWERS I, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108

The meeting was opened by Acting Chairperson Alma Zwick at 7:00 p.m. It was noted that the meeting is being held on the 3rd Tuesday rather than the third Wednesday and was duly advertised as such.

Present at tonight's meeting were Executive Director Joe Iacovino, Alma Zwick, Mary Berko, Frank Jackson, and Lou Cernava.

It was noted by Mary Berko that the minutes from last month's meeting did not contain much of the detail about Jack's resignation. She would rather this information be outlined in the minutes rather than "referring to the tape" of the meeting for further information. The E.D. said he preferred not to outline all of the information discussed, but would make some additions to these minutes. She also made a correction to paragraph four noting that Mary-Rita also was aware of Jack's resignation. It was noted that unfortunately Jack had not taken care of various HUD filings; either completed incorrectly or not filed on time. Following these corrections, Chairperson Zwick entertained a motion to approve the minutes from meeting held on December 19, 2012. A motion was made by Lou and seconded by Mary to approve the minutes. All members present voted in the affirmative, none opposed. Motion is carried.

The E.D. also noted that there was an outline in tonight's meeting packet which has the proposals for the four Professional Positions we advertised for. Given the fact that we do not have a full board present, the E.D. asked that the board members review this information in order that these positions could be voted upon at the February meeting. The E.D. did state that there were two proposals for the position of our Accountant; Joe Kavanaugh and Tom Furlong. Tom Furlong works mainly in the North Jersey area but has an impressive resume as well as being a CPA. Joe Kavanaugh, however, has been helping us with various submissions in the last year and also has an impressive resume, as well as being a CPA. He also works with the Collingswood and Clementon Housing Authorities and many other Housing Authorities and is located in Croyden, Pa. He also is well versed in HUD submissions and is also well-respected by HUD officials that we report to. Given the fact that we have end of year deadlines regarding various financials and other reports due, he would like to see the board vote on this position this evening. It was noted that over and above his contract, his hourly fee is \$105.00.

Following a brief discussion among the board, Chairperson Zwick made a motion to appoint Joe Kavanaugh as the Board Accountant for a one year period, and Lou seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

It was also noted that due to some corrections to be made to the 2013 budget, adoption of same will be made at the February meeting.

Also, before the board tonight was a Resolution appointing Exec. Director Joseph Iacovino As the Fund Commissioner for the NJ Public Housing Authority Joint Insurance Fund for the Fund Year 2013. The resolution was circulated and signed by those members of the board present at tonight's meeting.

Also discussed was the necessity of adding a third signatory to sign checks for 1st Colonial Bank For our two accounts; Operating and Escrow. Following a brief discussion, Mary Berko agreed To be our third signatory, along with Joe and Alma.

The Executive Director's Report was discussed; Mary asked what the delay was in conjunction with the new front door entry system. The E.D. noted an electrical problem, but noted Levy Construction has not been paid in full until such time as this is completed in full and to all specifications. There are also minor corrections to the last four years of the budget, which includes 2013, all of which are being addressed by Joe Kavanaugh. A full report from Key Engineers is also included with tonight's meeting packet which updates all of our current projects, as well as an outline of bids proposed for the new office addition. This will be discussed at our next meeting. The Valentine's Party is our next social event with the return of singer, Tom DelMoore, a favorite of our residents.

The unpaid bill detail was reviewed; a motion was entertained to approve this report by Chairperson Zwick. Frank made a motion to approve, with Mary seconding. All members present voted in the affirmative, none opposed. Motion is carried. The unpaid Bill Resolution was circulated and signed.

The Manager's Report was also reviewed.

The E.D. noted that we received a letter from 1st Colonial Bank, indicating a slight drop in our interest rate. After comparing with other banks in the area, this rate is favorable.

With no further business before the board, Chairperson Zwick entertained a motion for adjournment. A motion was made by Mary and seconded by Lou to adjourn with all members present voting in the affirmative, none opposed. Motion is carried.

Respectfully submitted,

Joseph Iacovino,
Executive Director

THE HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF MEETING HELD ON WEDNESDAY, FEBRUARY 20, 2013 AT ROHRER TOWERS I, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

The meeting was opened by Chairperson Alma Zwick at 7:00 p.m.

Present at tonight's meeting were Executive Director Joe Iacovino, Alma Zwick, Mary Berko, Frank Jackson, Mary-Rita D'Alessandro and Lou Cernava. Also in attendance were newly appointed Accountant Joe Kavanaugh and Engineer Greg Fusco of Key Engineers.

Chairperson Zwick entertained a motion to approve the minutes from meeting held on January 15, 2013. A motion was made by Frank Jackson to approve the minutes with Mary Berko seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Greg Fusco went over his report with the Board. He noted that the windows and doors are complete; however, the new front door system is out of order, but should be repaired soon. We have received bids ranging from \$66,000 to 190,000 for the proposed new office addition. He noted a savings if the Twp. Public Works Dept. pours the foundation and does some site work. Chairman Zwick noted that the Board has not made a decision on the proposed new office; but Greg noted that since there are time restraints on the bids, the board must make a decision. He noticed the inadequacy of the current office space as it is used for the monthly meetings; a necessity for future operations of Rohrer Towers I.

Greg also explained that he is working on the next project for our building, the replacement of the domestic hot water storage tanks with an instant hot water system, much more energy efficient. He has looked into the replacement of same and the removal of the asbestos present with the current system. He noted the projected cost of this project is about \$138,000. He noted bids are now competitive, but prices could go up with a change in the economy, given the current Stock Market activity. Greg also noted that he and the Exec. Director are working with Patco and PSE&G for increased and better lighting under the speedline where we have additional parking for our residents (closer to Chestnut Avenue) and a few other additional poles. Before leaving, Greg reiterated that the new boilers, new high-efficiency windows, balcony doors, and new roof are a huge improvement for our building and will be very cost-effective over the years ahead. He noted our building is well prepared for the next 40 years worth of tenants. The E.D. said the board should be proud for supporting all of these recent improvements.

Chairperson Zwick then opened the floor to our newly appointed accountant, Joseph Kavanaugh. Joe introduced himself to the board. He noted that he is coming in at a very busy time with end of year reports and tax information due on both a State and Federal level. Joe explained that he has developed a single-page financial statement (based on the current budget) for the monthly meeting as an easier method for the board to review the current financial information. Joe further explained that as the HTHA accountant, he will assist the

board in decisions regarding financial matters and the best way to proceed. The Auditors review and comment on the financial statements, but cannot influence any decision making. Mary Berko asked Joe if this report could be possibly done on a quarterly basis, rather than monthly. Joe replied that he usually does this report monthly. He also commented that the board will have to approve the 2013 budget and amend several past budgets, to be done by Resolution and outlined on one page. There will then be a 60 day waiting period to adopt the 2013 budget.

The E.D. report had been previously reviewed by the board and all reports were before each board member this evening in the meeting packet. The E.D. report included updates on the current balance in both the Operating Account and Escrow Account, both accounts with 1st Colonial Community Bank. Mary asked what the Escrow Account represents. The E.D. replied that all Tenant Security Deposits are held in this account. The E.D. also responded to a question posed by Mary that we still receive a check from both Metro and Cricket with regard to the electricity usage by each. Joe noted that the Managers bill these companies for their respective amounts due on a monthly basis.

The unpaid bill detail was reviewed. Mary asked the E.D. approximately how much money we have paid our attorney, Saldutti, LLC this past year for professional services rendered. Joe responded an average of \$2,000 a month. He also noted that we are not releasing the last of the monies owed Levy Construction Co., (approx. \$18,000) until such time the new electronic front doors are working properly. He also noted that he will have a quarterly report on how much we are saving on our PSE&G bill by using Con Edison for electricity supply. A motion was entertained by Chairperson Zwick to approve the unpaid bill report. A motion was made to approve and seconded, with all members present voting in the affirmative, none opposed. Motion is carried. The unpaid Bill Resolution was circulated and signed.

In order to clarify that Alma Zwick is now Chairperson of the Housing Authority for Calendar Year 2013, Frank made a motion to approve her position, with Lou seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. Frank also made a motion to approve Mary Berko as Vice-Chairperson, with Alma seconding. All members present voted in the affirmative, none opposed. Motion is carried.

The Manager's Report was also reviewed. Chairperson Zwick noted that both Patsy and Ellie are doing a good job as Managers. Joe reiterated that they both go beyond the call of duty by visiting residents that have taken ill; they recently attended the funeral of a long-time resident, Teresa Naddeo who sadly passed away in February.

The Board, having previously reviewed the proposals for several of our professional services, then addressed the appointment of an Auditor for Calendar year 2013. Chairperson Zwick noted that we only received one proposal; that being from our present auditor Holman & Frenia. She entertained a motion on this appointment. Mary-Rita made a motion to again appoint Holman & Frenia as our Auditors. Brian seconded the motion. All members present voted in the affirmative, none opposed. Motion is carried. The position of Attorney for the board was also discussed. One of the proposals was from Dilworth/Paxson, a firm versed in Landlord/Tenant work. The E.D. noted that our current attorney, Saldutti, LLC, does not have the expertise in Landlord/Tenant law and that has been an issue for the Housing Authority. That appointment was not made this evening, and the E.D. noted he would obtain further information from Dilworth/Paxson on representing our Housing Authority. The position of Engineer was also entertained. Chairperson Zwick expressed various concerns about Key Engineers, our present Engineer, and noted some very costly bills sent to us throughout the year. She noted that we have already paid over \$6,000 for plans

for the new office addition without any approval for the new office as yet. Several other proposals had been received as well. Chairman Zwick then entertained a motion on the appointment of Engineer. Frank made a motion to reappoint Key Engineers with Brian seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

The board then discussed an alternative to the construction of a new office and conference area. Both Chairperson Zwick and Mary noted that the existing office could be made much more efficient with smaller desks, new file cabinets, a round conference table, new chairs, etc. This would be a much less expensive way to proceed; Brian also noted that with Physical Needs Assessment coming up in the near future (as Mr. Kavanaugh explained), he feels improving the existing office is his recommendation as well. Chairperson Zwick entertained a motion on the office situation. Brian made a motion that we proceed with remodeling the existing office, with Mary-Rita seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. The board agreed that the proposal for a new office would be put on hold. The E.D. also reiterated that we will have to address the hot water project, another important item for the near future.

Lou, the Tenant Rep on the board, noted a couple of minor issues going on in the building. Grocery carts are left at the rear exit of the building at night which is a safety and fire issue. Ellie and Patsy responded that memos have been put on each floor asking residents to return the shopping carts (provided for their convenience) back behind the building after use. Perhaps we could have the Fire Marshall speak to our residents about the importance of not blocking the rear exit door with these carts. Lou also noted a couple of our residents with grown children living with them for an extensive period of time. Other residents have complained about this as well. The Managers told the board that both of these family members have now found apartments and this cannot be tolerated. Lou then thanked the E.D., Patsy, Ellie and other board members for always helping at the holiday parties we hold in our family room. They are always nice events.

With no further business before the board, Chairperson Zwick entertained a motion for adjournment. A motion was made by Mary and seconded by Lou to adjourn with all members present voting in the affirmative, none opposed. Motion is carried.

Respectfully submitted,

Joseph Iacovino,
Executive Director

THE HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF MEETING HELD ON WEDNESDAY, MARCH 20, 2013 AT ROHRER TOWERS I, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

The meeting was opened by Chairperson Alma Zwick at 7:00 p.m.

Present at tonight's meeting were Executive Director Joe Iacovino, and Board of Commissioners Alma Zwick, Mary Berko, Frank Jackson, Brian Seltzer, and Lou Cernava. Absent from the meeting was Mary-Rita D'Alessandro. Also present was Accountant Joseph Kavanaugh.

Chairperson Zwick entertained a motion to approve the minutes from meeting held on February 20, 2013. A motion was made by Brian Seltzer to approve the minutes with Lou Cernava seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Alma invited our Accountant Joe Kavanaugh to review his report with the board as the first order of business this evening.

In accordance with the DCA, Joe explained the corrections he made to the former budgets of 2009, 2010, and 2011. He also corrected the 2013 Budget so that final adoption can be made by the Board in 60 days. Joe had a complete breakdown of the changes made to the aforementioned budgets and noted that he had two resolutions prepared for the board's approval. The two resolutions would approve the 2012 and 2013 budgets but resolutions were not necessary for the 2009 and 2010 budgets. Following his brief reports on these corrections, Chairperson Zwick asked for a roll call vote. All members of the board approved the corrected budgets, with no persons opposed. Motion is carried. Both resolutions recorded the vote of each board member and would be forwarded to the DCA following tonight's meeting.

Joe then explained his monthly report (which will be the same format each month) which details the Housing Authority's financial transactions. He went through his report in great detail; and spoke on the amounts spent as compared to what is budgeted. He also explained to the board how the P.I.L.O.T. (payment in lieu of taxes) to the Township is computed. It involves the amounts of rent collected, utility payments and other expenses taken into account. The monthly expenditures were also outlined in order that the unpaid invoices and paid items be approved. Chairperson Zwick entertained a motion to approve payment of unpaid bills as well as monthly items already paid. Mary Berko made the motion with Lou seconding. All members present voted in the affirmative, no persons opposed. Motion is carried. The resolution approving payment was circulated and signed by the members of the board in attendance this evening.

Before proceeding with other business, Chairperson Zwick opened the floor to the public. Resident William Mauger, Apartment 306, came forward and addressed the board. His concerns included having some chairs available in the lobby for those residents waiting to conduct office business, and/or waiting for transportation for a doctor's appointment, shopping, etc. He said there was seating in the lobby previously, but it was taken away a few years ago. The E.D. replied that congregating in the lobby became a problem and residents felt that their comings and goings were always being observed. Chairperson Zwick noted that the board would look into this situation. Mr. Mauger also complained that various tree limbs needed to be trimmed around our building. He was told by the E.D. that we have trimmed many of the trees and it is still being worked on.

There were no other members of the public in attendance. The public portion was then closed.

The Executive Director and Managers' reports were briefly reviewed, as they had been previously sent to the board via e-mail. The Engineer's report was discussed briefly. This report updated the board on the next project, which will be replacing the domestic hot water storage tanks with an energy-efficient hot water system. The new windows and doors are completed with the residents enjoying the new front door entry system, which gives them the option of using a FOB or their key to enter the second set of doors to the building. It also allows them to electronically open the doors when exiting the building. Greg Fusco is working with Patco and PSE&G for an increase in the lighting of the parking area under the speedline (especially near Chestnut Avenue). This will add better security for our residents when parking in this area at night.

The invoice for Saldutti, LLC, our previous attorney for the board was questioned, as a large portion of this bill comprised of their looking into the pension payments for our former accountant Jack Wells. Mary Berko commented that since Jack was only with our board since early 2005, there is not a lot of money involved and perhaps we should not have hired the Saldutti firm to pursue this. The E.D. replied that before asking for their assistance, Patsy had spent hours looking into the matter and to whether Jack was entitled to be in the pension system. Jack also met with the attorney and asked him to look into it for him. The matter is still not resolved.

With no further business before the board, Chairperson Zwick entertained a motion for adjournment. A motion was made by Mary and seconded by Lou to adjourn with all members present voting in the affirmative, none opposed. Motion is carried. The meeting was adjourned at approximately 8:20 p.m.

Respectfully submitted,

Joseph Iacovino,
Executive Director

THE HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF MEETING HELD ON WEDNESDAY, April 17, 2013 AT ROHRER TOWERS I, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

The meeting was opened by Chairperson Alma Zwick at 7:00 p.m.

Present at tonight's meeting were Executive Director Joe Iacovino, and Board of Commissioners Alma Zwick, Mary Berko, Frank Jackson, Brian Seltzer, Lou Cernava, and newly appointed member Rosa Tanzi. Absent from the meeting was Mary-Rita D'Alessandro.

The E.D. and Chairperson Zwick, as well as all board members welcomed Rosa to her first meeting. The E.D. presented the Oath of Office to Rosa and she signed the oath for her file.

Chairperson Zwick entertained a motion to approve the minutes from meeting held on March 20, 2013. A motion was made by Lou to approve the minutes with Mary seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

The E.D. noted that with regard to resident William Mauger, Apt. 306, who was present at last month's meeting had asked the board to consider putting some chairs in the lobby for various reasons. Following the meeting, Mr. Mauger no longer commented on this. Mary said that maybe we should consider it, but the E.D. explained that some years ago we did have chairs in the lobby and it became a problem with some of our residents congregating and watching other residents and visitors coming and going. The family room provides seating for those waiting for rides or family members, etc. Chairperson Zwick feels we should take no further action at present and also commented that with the nice weather approaching, residents have the outside benches to use.

Mary asked if the pension issue with regard to Jack Wells, our former accountant, has been resolved. The E.D. explained that we received a letter from HUD who has taken no action on this and has asked our Housing Authority to resolve it. Chairperson Zwick, as well as the E.D. said that it is strictly Jack's issue to resolve.

Chairperson Zwick noted the new Lease Addendum recently sent out to all residents for them to sign, which completely disallows smoking anywhere in our building, including all apartments. The E.D. said that all residents have signed it and there is a resolution before the board this evening to approve this new addendum. The resolution was circulated with all board members signing, and Rosa Tanzi abstaining.

Another issue discussed this evening is the installation of additional lighting under the speedline, closest to Chestnut Avenue, for better security for those residents parking there. Patco has approved this lighting which will not be a problem for any nearby homes. Depending on how the installation is completed, the cost can range from \$4,500 and not exceed \$7,000. Frank Jackson asked how many parking spaces are available under the speedline, with the E.D. responding about 20. There are concerns about non-residents using

these spaces, but we will do our best to make sure our residents are parking there and have permits from the office. It was noted by the E.D. that with new residents moving in, many of them have automobiles. Chairperson Zwick entertained a motion to approve the additional lighting. Lou made a motion to approve, with Mary seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

The Accountant's statement was reviewed; the monthly bills paid (as outlined in report with corresponding check numbers) as well as Payroll for those weeks since last month's meeting. The E.D. noted that one of the more expensive checks was the balance paid to Levy Construction Co. for their work on the window and door project. He said we are still retaining a little over \$3,000 as there were a good number of new door Fobs not working properly to allow residents to enter the building electronically. They all continue to have a key as well as the new Fob. As soon as we have all of them up and running, the retainage will be released to Simon Levy of Levy Construction Co.

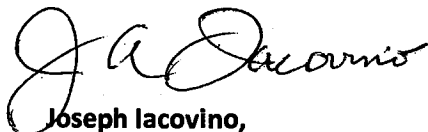
The Executive Director and Office reports were briefly reviewed, as they had been previously sent to the board via e-mail. The E.D. noted that we are receiving approximately \$23,000 a month in operating subsidy from HUD (as an average), which is a result of the good work of all those involved with the operation of Rohrer Towers I.

Chairperson Zwick, it was noted, is also over-seeing the upcoming office renovation with the staff.

The Pizza Party is set for Tuesday, April 23rd. The residents always enjoy our get-togethers. There is no formal entertainment for this.

With no further business before the board, Chairperson Zwick entertained a motion for adjournment. A motion was made by Frank and seconded by Lou to adjourn with all members present voting in the affirmative, none opposed. Motion is carried. The meeting was adjourned at approximately 7:55 p.m.

Respectfully submitted,



Joseph Iacovino,
Executive Director

THE HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF MEETING HELD ON WEDNESDAY, May 15, 2013 AT ROHRER TOWERS I, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

The meeting was opened by Chairperson Alma Zwick at 7:00 p.m.

Present at tonight's meeting were Executive Director Joe Iacovino, and Board of Commissioners Alma Zwick, Mary Berko, Frank Jackson, Brian Seltzer, Mary-Rita D'Alessandro, Rosa Tanzi, and Lou Cernava.

Chairperson Zwick entertained a motion to approve the minutes from meeting held on April 17, 2013. A motion was made by Mary to approve the minutes with Brian seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

The installation of additional lighting for better security for resident parking under the speedline was again discussed at the meeting. Metal conduit is now being looked into and the pricing for that has to be obtained. Patco has approved this lighting but would like the conduit used for the installation. A price of approximately \$7,500 has been approved. The E.D. said that he has looked into this parking area and it is difficult to limit it to our residents only for parking, as nearby residents also park at this location. We may have to get better signage in order to try and limit it for our residents.

Chairperson Zwick discussed the problems with our present pet policy. It was noted that there are now five residents who have cats. There are no dogs in the building. Taking care and feeding pets can be difficult for seniors. Some of them are not disposing of the cat litter properly. We have issued a memo that cat litter should not be sent through to the trash compactor, but should be put directly into our dumpsters. We are looking into changing the current pet policy. Additional discussion ensued regarding pets in the building.

The Accountant's statement was reviewed; the monthly bills paid (as outlined in report with corresponding check numbers) as well as Payroll for those weeks since last month's meeting. It was noted that the JIF Insurance bill, which is the insurance on our building, is paid twice a year and totals about \$35,000. As we have used Con Edison for electric supply and Woodruff for gas supply, we have asked these companies for a breakdown on the savings realized by using these alternate companies. The resolution approving payment of the monthly bills was circulated and signed by those Board of Commissioners in attendance.

The Executive Director and Office reports were briefly reviewed, as they had been previously sent to the board via e-mail. It was noted that there was no Engineering report from Greg Fusco, that the project of the additional lighting under the Patco speedline is still being worked on.

With regard to the Executive Director's report, the E.D. noted that the previous budgets from 2009 through 2013 are being corrected and will be properly submitted. The 5-year plan was

Sent to HUD without the proper information. The board spoke about bringing Marie Cimino on as she has much expertise in the area of our Capital Funding. This was the recommendation of our accountant, Joe Kavanaugh. The board agreed to this and the E.D. will get the exact cost of hiring her to assist us in her areas of expertise that are mandatory for submission to HUD.

Chairperson Zwick, it was noted, is also over-seeing the upcoming office renovation with the staff. She noted that the painting, carpeting, and office furniture would all be separate prices but the total cost will be well within our budget, as Mary asked if there was a cost on the furniture as yet. We should have most of this information for the next Housing Meeting.

The E.D. read a very complimentary letter about the office staff. It was written by Robert Choate, the son of Alberta Choate, a resident of apartment 605. He thanked the staff for all of the help they continue to give his mom in her residency here at Rohrer Towers. The board responded very positively to this letter.

The E.D. noted no social this month, but the barbecue will be coming up very soon.

It was noted that Mary and Dolores Kim, twin sisters, will be moving into apartment 703 next Week.

The E.D. explained that we continue to receive checks from both Metro and Cricket, for their use of electricity for their wireless towers on our building.

With no further business before the board, Chairperson Zwick entertained a motion for adjournment. A motion was made by Brian and seconded by Mary-Rita to adjourn with all members present voting in the affirmative, none opposed. Motion is carried. The meeting was adjourned at approximately 7:45 p.m.

Respectfully submitted,

Joseph Iacovino,
Executive Director

THE HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF MEETING HELD ON WEDNESDAY,

June 19, 2013 AT ROHRER TOWERS I AT 7:00 PM

25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

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*The meeting was opened by Alma Zwick, Chairperson at 7:00 p.m.*

*Present were Exec. Director Joe Iacovino, Alma Zwick, Mary Berko, Frank Jackson, Mary-Rita D'Alessandro, and Brian Seltzer. Excused were Rosa Tanzi and Lou Cernava. Also present was our Auditor Jerry Conaty, CPA, CFE from the Accounting Firm of Holman, Frenia, and Allison.*

*Chairperson Zwick entertained a motion to approve the minutes from meeting held on May 19, 2013. A motion was made by Mary-Rita and seconded by Brian. All members present voted in the affirmative, none opposed. Motion is carried.*

*Chairperson Zwick reviewed the regular monthly reports. The E.D.'s report, the Managers' Report, as well as the Accountant's summary and list of unpaid bills for the month were reviewed. All reports were before each board member at the meeting, and had previously been sent via email. After reviewing the unpaid bill detail, Chairperson Zwick entertained a motion on paying this month's bill detail. A motion was made by Frank and seconded by Mary-Rita. The Resolution was then passed around for signatures and filed.*

*Also reviewed was the report prepared by Greg Fusco of Key Engineers. He outlined the Status of our latest projects and updated the board on recent items.*

*As our Auditor Jerry Conaty was present, Chairperson Zwick asked him to review the most recent Audit Report for the Housing Authority, a copy of which had been given to each board member prior to tonight's meeting. It gave the members a chance to review the audit in time for further review and approval this evening.*

*Jerry presented the Audit report for year ending December 31, 2012. He reported the Authority received an unmodified opinion, which is the best that can be received. Jerry referred those present to the Management Discussion & Analysis and told Board members that this analysis contains a lot of information about the Authority's operations and plans for the future. Jerry then discussed the increases in capital assets and cash and the related increases in liabilities. He then turned to the income statement and noted that operating income is comparable to last year but the Authority received one time influxes of revenue due to capital projects. Jerry then highlighted important footnotes. The presentation was concluded with Jerry describing all of the testing that is done and that there were no findings*

***or recommendations. Jerry also thanked the staff for all of their help throughout the audit process and noted that the board should be proud of the operation they have. Following any questions, or comments, Chairperson Zwick entertained a motion to approve the Audit as submitted. A motion was made and seconded to approve the audit resolution with all members present voting in the affirmative, none opposed. Motion is carried. The certification approving the audit was signed by all members present. It will be properly filed according to specifications.***

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

***Respectfully submitted,***

***Joseph Iacovino  
Executive Director***

**THE HADDON TOWNSHIP HOUSING AUTHORITY**

**MINUTES OF MEETING HELD ON WEDNESDAY,**

**July 17, 2013 AT ROHRER TOWERS I AT 7:00 PM**

**25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.**

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The meeting was opened by Alma Zwick, Chairperson at 7:00 p.m.

Present were Exec. Director Joe Iacovino, Alma Zwick, Mary Berko, Frank Jackson, Rosa Tanzi, and Lou Cernava. Excused were Rita D'Allesandro and Brian Seltzer.

Chairperson Zwick entertained a motion to approve the minutes from meeting held on June 19, 2013. A motion was made by Frank and seconded by Mary. All members present voted in the affirmative, none opposed. Motion is carried. Mary noted that the time the meeting begins is indicated in the minutes, but the adjournment time is not indicated. The E.D. said that would be corrected with the next minutes prepared.

With our accountant Joe Kavanaugh correcting the budgets for calendar years 2010 through 2013, they were before the board for adoption this evening. The E.D. took a roll call vote with all members present voting in the affirmative, none opposed. Rosa abstained from voting for 2010, 2011, and 2012, but did vote in the affirmative for budget year 2013. The recorded voice mail vote was indicated on each budget resolution for the respective year.

Chairperson Zwick reviewed the regular monthly reports. The E.D.'s report, the Managers' Report, as well as the Accountant's detailed report and list of unpaid bills for the month were reviewed. All reports were before each board member at the meeting, and had previously been sent via email. After reviewing the unpaid bill detail, Chairperson Zwick entertained a motion on approving payment of same. A motion was made by Frank and seconded by Mary. The Resolution was then passed around for signatures and filed.

Also reviewed was the report prepared by Greg Fusco of Key Engineers. We are now working on getting prices for new energy and cost reducing LED lighting for the building. We are in receipt of a proposal from Bright Idea LED, Inc. which we are reviewing. We may have to obtain other bids because of the price, according to Greg's report. The new hot water storage system is also a project which is being reviewed at this time.

The E.D. noted that we received a letter from 1st Colonial Bank indicating our interest rate has again been decreased. Mary Berko asked if perhaps Certificates of Deposit may be a better way of investing. Rosa also explained a new higher interest from Wells Fargo called "New Money" which offers a percentage rate greater than 1 percent for new savings accounts.

Rosa also mentioned calling 1st Colonial and asking if they had a similar program as Wells Fargo is offering. The E.D. said we can explore these options.

Chairperson Zwick then spoke to the board about a serious problem now going on in Rohrer Towers I; that being Bed Bugs. She noted, along with the E.D. that Management is taking care of the issue with the exterminators and trying their best to keep the matter under control. The E.D. read a letter he composed which is being sent to all residents, advising them of the situation and outlining what they should be doing to help management with this problem. One of the most important things is to let the office know if they see any type of bug in their apartment. Another important thing for the resident is not to try and self-treat the problem. The office will take care of that. The board noted it was an excellent letter. Chairperson Zwick noted the board will be kept apprised of the situation.

The on-going issue with resident William Kiggins, apartment 810 was also discussed. The E.D. noted that this has been going on for over two years with over \$6,500 being spent. A discussion about a meeting with both attorneys was discussed and will be arranged. Chairperson Zwick asked the E.D. to contact our attorney Brett Wiltsey on who from the board should attend the meeting, along with Mr. Kiggins, to try and rectify the situation, once and for all.

With no further 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. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

**Joseph Iacovino
Executive Director**

THE HADDON TOWNSHIP HOUSING AUTHORITY

MINUTES OF MEETING HELD ON WEDNESDAY, AUGUST 21, 2013 AT ROHRER TOWERS I, 25 WYNNEWOOD AVENUE, WESTMONT, NEW JERSEY 08108.

The meeting was opened by Chairperson Alma Zwick at 7:00 p.m.

Present at tonight's meeting were Executive Director Joe Iacovino, Alma Zwick, Frank Jackson, Brian Seltzer, Rosa Tanzi, and Lou Cernava. Excused was Mary Berko, and absent, Mary-Rita D'Alessandro.

Chairperson Zwick entertained a motion to approve the minutes from Meeting held on July 17, 2013. A motion was made by Brian and seconded by Rosa. All members present voted in the affirmative, none opposed. Motion is carried.

The E.D. noted that the new lighting under the speedline has been completed and is a great improvement. The new lights really make a difference for those parking in this location. The project was completed under budget as well.

Chairperson Zwick spoke on the office renovation. Everyone really liked the new furniture, file cabinets, conference table, as well as the painting and carpet. She said that the total cost for everything is approx. \$19,000. The shades are still on order. We now have a much nicer office and the new furniture and layout allows us more space.

The board reviewed the seven month report ending July 31, 2013, prepared by Joe Kavanaugh, and included in tonight's meeting packet along with the unpaid bill report. The E.D. noted a very complimentary e-mail received from Khoa Nguyen, HUD Engineer from the Newark office, noting an excellent improvement in required paperwork with regard to the Capital Fund Program. He thanked the accountant and staff in this regard. It was noted that we are over budget with regard to our Legal Costs, which the E.D. said was from the on-going issues with William Kiggins, resident of Apartment 810. The problem is very frustrating to everyone. Rosa noted that it is a shame he makes people feel so uncomfortable.

Chairperson Zwick entertained a motion to approve the unpaid bills. A motion was made by Frank and seconded by Brian, with all members present voting in the affirmative, none opposed. Motion is carried. The Resolution for signatures was then circulated.

The E.D. spoke on the new Exterminator, "Annihilator" who are expensive but are doing an excellent job on the problems we have been experiencing in our apartments. They were also recommended by the Board of Health. He explained that he checked with Hardenbergh Insurance and unfortunately there is no coverage for the Bedbug issue, but we will check to see if we can obtain a rider from JIF to assist us financially with this problem.

The Executive Director's report was reviewed. The Engineer's Report prepared by Greg Fusco outlined the new proposed LED Lighting project for Rohrer Towers. The letter is also part of

tonight's meeting packet and includes other Bids received for the project. The E.D. explained that we have obtained a price to replace all of the lighting throughout the common areas of the building, as well as the kitchens in each apartment with LED lighting.

BrightIdeaLED is the company we are working with for this project at a cost of \$30,000. We will be reimbursed by HUD through our Capital Fund and will realize a true savings in our electric bill. This savings, along with our new boilers, windows, and doors will help reduce our energy costs year after year. Rosa asked about access to each apartment and the E.D. noted that a letter would be sent to the residents explaining the project, and our Maintenance Dept. would be accompanying the contractors as well. With no further comments or questions, Chairperson Zwick entertained an approval for this project. Brian made a motion to approve, with Rosa seconding. All members voted in the affirmative, none opposed. Motion is carried.

Also, we are still in the planning stages with Key Engineers on the new Hot Water System.

The Office Report was also read and reviewed by the board. The board noted that the "Remember When" group that meets once a month, started by our resident Claire Shaffer, is a great idea. The residents really enjoy talking about different events they remember from years ago.

The E.D. noted that Comcast is the company that our building has for cable, but we are talking with Verizon to bring FIOS into our bldg. We currently have two residents who have D.I.S.H. network and have small antennas on their balconies. Rosa said that our residents should have a choice of their cable provider just as a homeowner would.

The E.D. also noted that we currently have security cameras on the 1st floor common areas as well as some of the outside areas. Wiring is already installed if we decide to put security cameras on all of the apartment floors.

With no further business, Chairperson Zwick entertained a motion for adjournment. A motion was made by Frank and seconded by Rosa to adjourn with all members present voting in the affirmative, none opposed. Motion is carried. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Joseph Iacovino,
Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY - MEETING HELD
ON SEPTEMBER 18, 2013 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, Vice-Chairperson Mary Berko, Frank Jackson, Brian Seltzer, and Lou Cernava, Tenant Representative. Also in attendance was our Accountant, Joseph Kavanaugh.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on August 21, 2013. Brian made the motion to approve, with Frank seconding the motion. All members in attendance voted in the affirmative with no members opposed. Motion carried.

As Joe Kavanaugh was in attendance this evening, he spoke to the board on the Haddon Township Housing Authority Operating Budget for 2014, fiscal year January 1, 2014 through December 31, 2014. Mr. Kavanaugh thoroughly reviewed each section of the budget, explaining the numbers as indicated. He explained the monetary figures; especially those items that fall under the category of "Extraordinary Maintenance" which, for instance, would entail what we spent in Extermination Fees this year because of our Bed Bug issue, which is not the usual amount budgeted year to year. This can also be applied to more expensive legal fees, etc. for matters which must be addressed by our Board Attorney, Dilworth Paxson. After Joe's review of the 2014 budget, he noted that if the board wanted to approve the budget this evening, they could do so; or they could choose to approve it at the October 16th meeting. After a brief discussion, it was decided to approve the budget; one of which was the DCA copy and the complete Operating Budget for submission to HUD. Chairperson Zwick entertained a motion for the DCA copy; Frank made the motion to approve, with Mary seconding the motion. All members participated in a roll call vote for same which was a unanimous approval, no persons opposed. Joe explained that this would be signed by the Secretary of the board, Joseph Iacovino. The vote for this budget would also be recorded. Following the DCA approval, Chairperson Zwick entertained a motion to approve the Operating Budget to be submitted to HUD. Brian made the motion to approve, with Mary seconding the motion. A roll call was then taken with all members present voting in the affirmative to approve the operating budget for 2014, no persons opposed. Motion is carried. Joe then explained that after 60 days, the budget would then be adopted by the board. He explained to the board that the Director and staff would file both budgets according to procedure which he will explain to them. Chairperson Zwick as well as the board thanked Joe Kavanaugh for his thorough work on the new budget and for his presentation this evening.

Chairperson Zwick then reviewed the financial statement as prepared by Joe Kavanaugh. Joe explained these items for the board when questions were submitted. The September unpaid bill report was also before the board. Chairperson Zwick entertained a motion on the unpaid bills. Brian made a motion to approve, with Frank seconding the same. All members present

voted in the affirmative, no persons were opposed. Motion carried. The resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

Mary asked about a better interest rate that Wells Fargo bank is offering for Business Checking Account customers. The E.D. said that he called and inquired about this offer, but it severely limits check writing, which would not work for our needs. She then mentioned revisiting Mr. Banmiller at 1st Colonial Bank and see if we could get a better interest rate as rates have been going up lately. Alma offered to go with Mary to see if 1st Colonial Bank will work with us as we keep a large balance in our Operating Account. They will report their findings.

Chairperson Zwick then reviewed the Executive Director's report. The E.D. explained that with the great improvement of security lighting under the speedline where many of our residents park, we would like to expand the same lighting to the entrance of this area from Glenwood Avenue. This will be reviewed by Key Engineers at about the same price we paid for the lighting nearer to the exit of Chestnut Avenue. The E.D. also noted that the Engineer's report before each board member also spoke on the L.E.D. Lighting which has already been approved and he is now awaiting the contracts. Work will begin as soon as the contracts are signed with BrightIdealLED, LLC.

Another important item addressed in the Engineer's report is the contract which indicates the price on the new hot water system for our building. The price is \$136,000 and will be a high-efficiency and state of the art system for the building. The board reviewed the information in Key Engineer's report giving the details on the project. The E.D. explained that there is no additional monies from the County available, but this item has been budgeted for in our five year plan. Chairperson Zwick entertained a motion on the contracted price of \$136,000 for the new hot water system. Frank made the motion with Brian seconding. All members present voted in the affirmative, with no members opposed. Motion is carried.

Chairperson Zwick then briefly reviewed the Office Report of which everything seems to be in very good order. The office renovation is complete, recerts are up-to-date, etc. and we will be looking forward to the next social event, the Halloween Party for the residents to be held on October 31st.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Lou made the motion, with Mary seconding. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 8:35 p.m.

Respectfully submitted,

**Joseph Iacovino, Executive Director
The Haddon Township Housing Authority**

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY - MEETING HELD
ON OCTOBER 16, 2013 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, Frank Jackson, Brian Seltzer, and Rosa Tanzi. Excused this evening were Vice-Chairperson Mary Berko and Tenant Representative, Louis Cernava.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on September 18, 2013. Frank made the motion to approve, with Brian seconding the motion. All members in attendance voted in the affirmative with no members opposed. Motion is carried.

The E.D. indicated that the pricing for the new hot water system is still on-going. We have pricing on the asbestos removal; however. The board will be updated as information is available on this important pending project.

The E.D. also noted that the last check received from Caleco, our Laundromat Equipment provider was higher than we have received in the past. This is obviously because of more use of the washers and dryers in the building due to the Bedbug issues. The E.D. did note that the Bed Bugs are under control. Chairperson Zwick thanked Joe and the entire staff; Mark, Bob, Patsy, and Ellie for their work in this regard.

Chairperson Zwick noted that an approval is in order from the board for a minor 2010 Budget Amendment as taken care of by our accountant. A roll call vote was taken with all members present voting in the affirmative, none opposed. Motion is carried. The amendment will be filed accordingly.

Chairperson Zwick then reviewed the financial statement as prepared by Joe Kavanaugh. Joe explained these items for the board when questions were submitted. The October unpaid bill report was also before the board. Chairperson Zwick entertained a motion on the unpaid bills. Brian made a motion to approve, with Rosa seconding the same. All members present voted in the affirmative, no persons were opposed. Motion carried. The resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

Chairperson Zwick then reviewed the Executive Director's report as well as the office report. The E.D. noted that the new L.E.D. Lighting installation has begun in our building. We are also getting prices for additional lighting under the speedline; this installation will be located as you enter from Glenwood Avenue. The lighting already installed recently close to Chestnut Avenue has been a wonderful improvement for security for those parking in this location in the evening. No action yet on the expansion of our current parking lot as this has to be

accomplished with Patco and the Township of Haddon. Chairperson Zwick and Mary Berko are going to contact 1st Colonial Bank President Jerry Banmiller about a higher interest rate on our accounts.

Chairperson Zwick then briefly reviewed the Office Report of which everything seems to be in very good order. The recerts are up-to-date, assistance to the residents continues when needed, and the Halloween Party on October 31st is always an event looked forward to by the staff and residents.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Rita made the motion, with Frank seconding. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 7:27 p.m.

Respectfully submitted,

***Joseph Iacovino, Executive Director
The Haddon Township Housing Authority***

MINUTES OF A SPECIAL MEETING
OF THE HADDON TOWNSHIP HOUSING AUTHORITY
HELD ON WEDNESDAY, NOVEMBER 13, 2013
AT 7:00 P.M. AT 25 WYNNEWOOD AVENUE,
HADDON TOWNSHIP, NEW JERSEY

The meeting was opened by Chairperson Alma Zwick at 7:00 p.m.

In attendance were Executive Director Joseph Iacovino, Chairperson Alma Zwick, Vice-Chairperson Mary Berko, Board of Commissioners Frank Jackson, Brian Seltzer, Rosa Tanzi, and Louis Cernava, Tenant Representative. The Board Attorney Brett Wiltsey was also present.

Also in attendance were members of the staff, Mark Stevens, Robert Cairns, Patsy Coyne, and Ellie Connell.

Chairperson Zwick then noted that the only point of business was the approval of Resolution Number 2013-06 for the Capital Fund Program – 2013 Amendment to the Consolidated Annual Contributions Contract. Frank made the motion to approve the resolution, with Brian seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. The resolution was then signed by the Board of Commissioners and will be filed accordingly.

There was no other business discussed. The meeting then went into Executive Session.

After Executive Session, the meeting resumed. Chairperson Zwick asked if there were any additional comments. As there were none, Chairperson Zwick entertained a motion to adjourn; a motion was made and seconded to adjourn, with all members present voting in the affirmative, none opposed. Motion is carried. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Joseph Iacovino
Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY - MEETING HELD ON
NOVEMBER 20, 2013 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, Vice-Chairperson Mary Berko, Frank Jackson, Brian Seltzer, Rosa Tanzi, and Tenant Representative, Louis Cernava.

Please be advised that the Tape Recorder malfunctioned and these minutes are from notes taken as well as from memory.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on October 16, 2013. Frank made the motion to approve, with Rosa seconding the motion. All members present voted in the affirmative with no members opposed. Motion is carried.

Chairperson Zwick also entertained a motion on the minutes from Special Meeting held on November 13, 2013. Frank made the motion to approve, with Brian seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

There was a brief discussion on the Adoption of the 2014 Budget which is scheduled for next month's meeting.

Chairperson Zwick then reviewed the financial statement as prepared by Joe Kavanaugh. The unpaid bill report for October, 2013 was also before the board. Chairperson Zwick entertained a motion on the unpaid bills. Lou made a motion to approve, with Mary seconding the same. All members present voted in the affirmative, no persons were opposed. Motion carried. The resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

The Holiday Bonus was discussed by the Board. A motion was made and seconded to approve one week's salary as the Holiday Bonus for each employee, to be distributed the first week of December. All members present voted in the affirmative, none opposed. Motion is carried. There was also extensive discussion regarding the 2014 pay increase; but the final decision was tabled until the December meeting of the Housing Authority.

The E.D. reviewed the Executive Director's Report with the Board of which there were no questions. The Office Report and Engineer's reports were also reviewed by the board with some discussion.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Lou made the motion, with Rosa seconding. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 8:15 p.m. (If anyone would like to add or delete any items in these minutes, please contact the Secretary of the Board, Joseph Iacovino.)

***Respectfully submitted,
Joseph Iacovino, Executive Director
The Haddon Township Housing Authority***

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY - MEETING HELD ON
DECEMBER 18, 2013 AT 25 WYNNEWOOD AVENUE,
HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance were Chairperson Alma Zwick, Vice-Chairperson Mary Berko, Frank Jackson, Brian Seltzer, Rosa Tanzi, and Tenant Representative, Louis Cernava. Mr. Iacovino, Executive Director was excused this evening.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from last month's meeting held on November 20, 2013. Frank made the motion to approve, with Brian seconding the motion. All members present voted in the affirmative with no members opposed. Motion is carried.

Chairperson Zwick addressed the issue of the salary increase for the employees for 2014. There was much discussion among the Board Members regarding this issue. The increase that was requested is 5%; however, the board agreed that 3% would be a compromise for the employees. There was also discussion that in March the board would look at possible salary adjustments for the employees. Chairperson Zwick then took a roll call vote on a 3% salary increase for the employees and the review of each employee's salaries at the end of March. All board members voted in the affirmative on this motion with no persons opposed. Motion is carried.

The board then discussed the employees request to carry over five days vacation to next year (if they have available vacation time at the end of December) and to be paid for any days in addition to the five days being carried over, again if not used by the end of the year. This was agreed upon, but it was noted that the vacation policy would be reviewed next year with some possible revisions. Chairperson Zwick took a roll call vote with all board members voting on the above for each employee. There were no persons opposed. Motion is carried.

Chairperson Zwick then explained that the 2014 Budget, which has been approved, is to be adopted this evening. She took a roll call vote with all members voting in the affirmative to adopt the 2014 Budget, with no persons opposed. Motion is carried. The Resolution adopting the Budget indicated each board member's vote, and will be filed accordingly.

Chairperson Zwick noted that the new LED Lighting is in the process of being installed throughout the common areas of the building as well as each apartment. There will also be a continuation of security lighting under the Patco Speedline where additional parking is provided for our residents.

Additional parking area is also a possible pending project for Rohrer Towers I.

The Christmas Party held on December 12th for the residents was a wonderful success and enjoyed by the residents, Board of Commissioners, and Staff. Chairperson Zwick said that the entertainment provided by the Hotsy Totsy female trio was quite entertaining. The food was delicious and Santa also stopped by.

Chairperson Zwick then reviewed the financial statement as prepared by Joe Kavanaugh.

The unpaid bill report for November, 2013 was also before the board. Chairperson Zwick entertained a motion on the unpaid bills. Brian made a motion to approve, with Rosa seconding the same. All members present voted in the affirmative, no persons were 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 Executive Director's Report, Office Report, and Engineer's report were also reviewed by the board with some discussion.

Chairperson Zwick noted that she and Mary are planning to meet with President Banmiller of 1st Colonial Community Bank as soon as possible. They would like to see a better return on the monies that are in the Operating Account of the Housing Authority.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Frank made the motion, with Lou seconding. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 8:10 p.m. (If anyone would like to add or delete any items in these minutes, please contact the Secretary of the Board, Joseph Iacovino.)

***Respectfully submitted,
Joseph Iacovino, Executive Director
The Haddon Township Housing Authority***