

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON MARCH 15, 2017
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Due to inclement weather, the meeting for March 15, 2017 was cancelled.

The Vendor Bills were approved per telephone with each of the Commissioners.

The Bills were unanimously approved by the Board in the amount of \$43,790.16 which includes payroll and the monthly bills.

The next meeting will be April 19, 2017.

Respectfully submitted,

Joseph Iacovino
Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON APRIL 19, 2017
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance: Executive Director Joe Iacovino, Chairperson Alma Zwick, Vice-Chairperson Rosa Tanzi, Mary Berko, Doug Wallace, Frank Jackson and Tenant Rep. Lee Rossell. Excused was Brian Seltzer.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from the February 15th meeting which were not approved as the March meeting was cancelled due to severe weather that day. Rosa made a motion to approve with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. Chairperson Zwick then asked for a motion on the minutes for March 15th. As there was no meeting held, the minutes only indicated that the vendor bills for that month were approved by the board via telephone in the amount indicated and that the next meeting would be April 19, 2017. Frank made a motion to approve, with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

The E.D. announced that the court date, set for tomorrow, April 20th, will be postponed for two weeks in order that Sonia Bell, Public Defender for Wm. Kiggins, needed time to review information for the hearing (as she was just appointed to represent him). Doug respectfully explained that the meeting held with Mr. Nathanson with regard to the upcoming Court hearing, should have only included those Board members who could attend as well as the staff, not residents that would not be testifying. He said he wanted to comment on this for future consideration as well.

There was a brief discussion on the renovations being planned for the Family Room. Chairperson Zwick commented that the staff could take care of these renovations without the Engineer's involvement; however, the E.D. said that any project such as this must be directed by the Engineer.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. Chairperson Zwick entertained a motion on the unpaid bills, totaling \$104,814.24 which included the new Domestic Hot Water Pumps for \$26,495.00. A motion was made by Rosa to approve, with motion seconded by Mary. All members voted in the affirmative, none opposed. Motion is carried. The approved resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

Also reviewed by the Board were the Executive Director and Manager Reports. This outlines the status of pending projects for the Housing Authority and updates the Board on other issues with regard to occupancy, the recertifications, etc.

The E.D. explained that PATCO contacted the office and asked if they could give A brief talk and presentation about upcoming work being done on the speedline tracks. They said with our close proximity to PATCO, they feel it would be most helpful to our residents to understand what the project will entail. He said the date selected is Wednesday, April 26th from 1:30pm until 3:00pm and they will be bringing refreshments. The representatives from Patco also spoke about upcoming weekends when parking will be limited and/or not allowed under the speedline, so they will have information on that as well.

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

Respectfully submitted,

Joe Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON MAY 17, 2017
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 6:45 p.m. In attendance: Executive Director Joe Iacovino, Chairperson Alma Zwick, Mary Berko, Frank Jackson and Tenant Rep. Lee Rossell. Excused were Doug Wallace, Rosa Tanzi, and Brian Seltzer.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from the April 19th meeting. Mary made a motion to approve with Frank seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

It was noted by the E.D. that the presentation of the Audit for 2016 by Holman, Frenia and Allison will be held next month, June 21st rather than this evening.

The E.D. explained that on Thursday, May 4, 2017 Judge Shusted ruled for the eviction of William Kiggins, Apt. 810. He is scheduled to be out of his apartment by June 30, 2017, pending an appeal. He has 45 days from May 4th to appeal this decision.

There was a brief discussion on the renovations being planned for the Family Room. We are ready to pick the paint colors and have received most of the proposals from the painters and flooring companies. We should be able to finalize and start the renovations before next month's meeting. The Board noted they are looking forward to proceeding with this project.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. Chairperson Zwick entertained a motion on the unpaid bills, totaling \$69,572.06. A motion was made by Frank to approve, with motion seconded by Alma. All members voted in the affirmative, none opposed. Motion is carried. The approved resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

Also reviewed by the Board were the Executive Director and Manager Reports. This outlines the status of pending projects for the Housing Authority and updates the Board on other issues with regard to occupancy, the recertifications, etc.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Frank made a motion to adjourn with Mary seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at approximately 7:06 p.m.

Respectfully submitted,

Joseph Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON JUNE 21, 2017
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance: Executive Director Joe Iacovino, Chairperson Alma Zwick, Vice-Chairperson Rosa Tanzi, Mary Berko, Frank Jackson, Brian Seltzer and Doug Wallace. Excused was Lee Rossell. Also in attendance were Managers Patsy Coyne and Ellie Connell. Kevin Frenia, a partner with the firm of Holman/Frenia/Allison attended to review the 2016 Audit with the Board for approval.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from the May 17th meeting. Rosa made a motion to approve with Frank seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Rosa asked about the status of William Kiggins; noting that an appeal has been filed through the court system. She asked about the pending lockout date. The E.D. explained that as indicated in a recent email from our attorney, Mr. Nathanson, he still wants to move ahead with the scheduled removal date of July 7th and then see what happens with the appeal. The E.D. explained the process; that being the Constable from the Camden County court system comes and removes Mr. Kiggins from his apartment. Because of the appeal, the apartment would remain untouched until a decision is final.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. Chairperson Zwick entertained a motion on the unpaid bills, totaling \$87,844.98. A motion was made by Rosa to approve, with motion seconded by Doug. All members voted in the affirmative, none opposed. Motion is carried. The approved resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

There was a resolution for approval concerning unpaid rent by Maxwell Rowe, apt. 410 who left our building on March 1, 2017. The amount owed is \$473.23; also Mr. Rowe had medical issues which was causing him difficulty in continuing to live independently. Mary made the motion to approve the write-off of rent for Maxwell Rowe with Rosa seconding the motion. All members present voted in the affirmative.

Also reviewed by the Board were the Executive Director and Manager Reports. This outlines the status of pending projects for the Housing Authority and updates the Board on other issues with regard to occupancy, the recertifications, etc. The E.D. explained from his report that the company that went through certain apartments with an infrared camera found that the brick and mortar wear after many years, which is causing leaks from intense rain into our family room. Also, Chairperson Zwick noted from the office report that the residents have received their cooling checks from the State which reimburses their air conditioning expense from last year.

There was discussion about the renovations for the Family Room and that the painting had been completed last week. Mary commented that perhaps the board could have looked at the paint colors and offered some input on this. The E.D. noted that decisions such as this were made by Management; the flooring has also been decided on. Chairperson Zwick said that the total budget for the renovations had been previously approved; we are now moving forward with the redecorating. It was discussed by the Board to possibly form a furniture committee with several members of the Board of Commissioners in order to pick out new furniture for the family room. Round tables (which seat 6 to 8 per table) have been decided on which is much better than the rectangular tables that we are currently using.

Kevin Frenia of Holman, Frenia and Allison, Certified Public Accountants, reviewed the 2016 Audit of the Haddon Twp. Housing Authority which they performed. All Board members had a copy of the audit before them. He noted that the audit received the best opinion that can be given. He appreciated the full cooperation of the staff in performing the audit as well. He explained some figures in the audit which are a reflection of a very large deficit with the State Pension System. Everything else is in good order and he thanked the Board for allowing their firm to once again perform the audit. The Board thanked him as well.

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

Respectfully submitted,

Joseph Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON JULY 19, 2017
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. In attendance: Executive Director Joe Iacovino, Chairperson Alma Zwick, Vice-Chairperson Rosa Tanzi, Mary Berko, Lee Rossell and Doug Wallace. Excused were Frank Jackson and Brian Seltzer.

For the first order of business, Chairperson Zwick entertained a motion on the minutes from the June 21st meeting. Rosa made a motion to approve 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 the pending appeal of William Kiggins; we have not received any current information on the appeal date. Doug stated that there was conflicting information concerning the eviction process and that he was supposed to be out of his apartment by the Constable in early July with the apartment remaining untouched until the appeal decision is rendered. The E.D. responded that there was a court action to allow Mr. Kiggins' to stay in his apartment until the appeal is heard.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. The unpaid bill report was also before the board. Chairperson Zwick entertained a motion on the unpaid bills, totaling \$62,584.47. A motion was made by Rosa to approve, with motion seconded by Doug. All members voted in the affirmative, none opposed. Motion is carried. The approved resolution with the payroll figures and unpaid bill totals was circulated and signed by those members present this evening.

The resolution outlining a change work order No. 4 in the scope of work regarding the parking lot expansion was approved and signed by the board. There was a decrease in the final price from \$243,883.20 to \$224,256.00.

Also reviewed by the Board were the Executive Director and Manager Reports. This outlines the status of pending projects for the Housing Authority and updates the Board on other issues with regard to occupancy, the recertifications, etc.

It was noted from the Office Report that there was an informal session held to invite the newer tenants in Rohrer Towers meet each other and ask questions they may have; also to go over various procedures of the Building. Light refreshments were served. Alma noted that we have not been able to interest any of our residents in re-establishing the Tenants Association.

There was discussion about the renovations for the Family Room; the E.D. noted that next week the new flooring and carpeting will be installed. He also mentioned that he is looking for round tables and chairs and is hoping to get a good price from a restaurant distributor he is familiar with. He also noted that we will have all of our old furniture and accessories removed from the Community Room very soon and donated.

There was a member of the public in attendance. She introduced herself as Mercedes Allen and asked if she could be of any assistance in Rohrer Towers with regard to social activities or parties for our residents. She would be interested in helping out in any way. She did comment that she is a friend of Mr. Kiggins, apt. 810.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Rosa made a motion to adjourn with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Respectfully submitted,

Joseph Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON AUGUST 16, 2017
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

THERE WAS NO MEETING HELD DURING THE MONTH OF AUGUST
WHICH WOULD HAVE BEEN HELD ON THE DATE
AS INDICTED ABOVE.

THE CANCELLED MEETING WAS DULY ADVERTISED.