

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON SEPTEMBER 13, 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 was Brian Seltzer. Also present were Office Managers Patsy Coyne and Ellie Connell. Our Attorney, Charles I. Nathanson was also in attendance at the request of the E.D. and the Board of Commissioners.

Chairperson Alma Zwick invited Charles Nathanson to speak to the board before the regular business of the meeting. Mr. Nathanson noted that resident Dennis Gordon, apt. 705 has received a legal notice "to cease" as he is delinquent with his rent and air conditioning payments. In addition to his late rent payments, he has separate issues that also have to be addressed. He has a notice for court on Thursday, October 5, 2017 regarding this matter.

Mr. Nathanson also updated the Board on the status of Mr. Kiggins' appeal with regard to his court eviction this past May. He said that he has received notice of the appellate court date sometime in early December. He reiterated that there was a warrant for Mr. Kiggins' removal this past July, but a stay was granted for him. As he is represented by public defenders, there is no financial burden on Mr. Kiggins to continue any legal steps he has to take to avoid eviction from his apartment. In addition, and considered a separate matter for Mr. Kiggins, Mr. Nathanson explained that Mr. Kiggins' refuses to pay rent owed as a result of additional income from SSI which he began to receive last July, as well as the new rent from his August, 2017 recertification. Mr. Nathanson noted he will continue to keep the staff and Board of Commissioners updated with any information pertinent to Mr. Kiggins' legal action.

Chairperson Zwick entertained a motion on the minutes from the July 19th meeting. Mary made a motion to approve with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Mary inquired if the office has heard from Mercedes Allan, a woman that came to the Housing Authority meeting in July asking if she can volunteer in any capacity with Rohrer Towers I. Joe replied that she has not contacted the office since that meeting.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. She noted that with the meeting tonight being held one week earlier, the total of unpaid bills/payroll are obviously less than usual. Chairperson Zwick entertained a motion on the unpaid bills/payroll report, totaling \$35,834.50. 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. The August unpaid bills/payroll were approved via correspondence with the office staff as there was no meeting held in August.

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. noted that the cost to date for the renovation of the Community Room so far is about \$16,000, staying on budget with the Capital Funding allocated for this purpose. He noted that we are going to strongly enforce no food or drink in the "living room" section of the room, only in the area of the new tables.

The E.D. was very pleased to inform the Board that we received a score of 95% from HUD for the Public Housing Assessment System (PHAS) Score Report for Interim Rule.

Also, a letter from the Bureau of Fire Protection (William Behnke, Fire Official/Ryan Sheppard, Inspector) was in tonight's meeting packet. They extended a heartfelt thank-you to the staff of Rohrer Towers I for their good work and cooperation with regard to the safety inspections and concern for the safety of the residents living in Rohrer Towers I.

Doug explained that, although he appreciated Mr. Nathanson's updates on the status of resident William Kiggins this evening, Doug felt he was rather vague with dates and times. He requested a chronological listing of dates pertaining to all that has occurred with Mr. Kiggins since he began to represent the Housing Authority in this case. The E.D. responded that he will contact Mr. Nathanson tomorrow and request this information.

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. The Meeting adjourned at 7:50 p.m. Motion is carried.

Respectfully submitted,

Joseph Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON OCTOBER 18, 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, Lee Rossell and Doug Wallace. Excused was Brian Seltzer. Our Accountant, Thomas Furlong was also in attendance.

The E.D. explained that Brian Seltzer is experiencing some medical issues and has taken a five to six month leave of absence from the Board. We will continue to send him the meeting information to keep him informed.

Chairperson Zwick entertained a motion on the minutes from the September 13th meeting. 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 asked Tom Furlong to speak on the 2018 Budget. Tom reviewed the Budget information which was before the Board. Tom noted nothing out of the ordinary with the new budget and explained that the rents vary somewhat year to year as new tenants come into the building with some existing tenants leaving for varied reasons. This, along with other factors, affects the amount of the subsidy we receive for the year. The Board thanked Tom for his work on the budget and he answered a few questions from the board. Following Tom's presentation, Chairperson Zwick entertained a motion to approve the 2018 Budget by a roll call vote. All members voted in the affirmative with no persons opposed. Motion is carried. The approved Budget (with Resolution by the Board) will be sent to the NJ Dept. of Community Affairs for their approval and then the Adoption of the Budget will take place in December.

The next item on the agenda was for the approval of a 3% employee salary increase for 2018. The board briefly discussed this and all voted in favor of the increase, with no persons opposed. Motion is carried.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. Chairperson Zwick entertained a motion on the unpaid bills/payroll report, totaling \$53,447.20. A motion was made by Rosa to approve, with motion seconded by Lee. 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. Rosa made a motion to adjourn with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. Tonight's meeting adjourned at 7:45 p.m.

*Respectfully submitted,
Joseph Iacovino, Executive Director*

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON NOVEMBER 15, 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, Lee Rossell and Doug Wallace. Excused was Brian Seltzer.

Chairperson Zwick entertained a motion on the minutes from the October 18th meeting. Frank made a motion to approve with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

The next item on the agenda was for the approval of a Holiday Bonus which would be one week's salary for each employee. Chairperson Zwick entertained a roll call vote with everyone voting in the affirmative, none opposed. Motion is carried.

The upcoming Christmas Party was discussed. It will be held on Thursday, December 14th at 5:00 p.m. and should be a very enjoyable evening.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. Chairperson Zwick entertained a motion on the unpaid bills/payroll report, totaling \$55,212.03. A motion was made and seconded to approve the unpaid bills. 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. Doug made a motion to adjourn with Mary seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. The meeting adjourned at 7:15 p.m.

*Respectfully submitted,
Joseph Iacovino, Executive Director*

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON DECEMBER 20, 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, Frank Jackson, and Lee Rossell. Excused were Mary Berko, Doug Wallace and Brian Seltzer.

Chairperson Zwick entertained a motion on the minutes from the November 15th meeting. Rosa made a motion to approve with Lee seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Chairperson Zwick entertained a motion to approve the Resolution adopting the 2018 Budget. Rosa made the motion with Frank seconding the same. All members present voted in the affirmative, none opposed. Motion is carried.

Chairperson Zwick entertained a motion to approve the resolution appointing our Executive Director, Joseph Iacovino as the Fund Commissioner for our Joint Insurance Fund (JIF) for 2018. Rosa made a motion with Lee seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

Chairperson Zwick then reviewed the financial statements with the Board as prepared by Tom Furlong and included in tonight's meeting packet. Chairperson Zwick entertained a motion on the unpaid bills/payroll report, totaling \$53,684.00. A motion was made by Frank and seconded by Rosa to approve the unpaid bills. 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 recent projects, occupancy, recertifications, recent events, etc.

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

*Respectfully submitted,
Joseph Iacovino, Executive Director*