

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON JANUARY 17, 2018
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 6:50 p.m. In attendance: Executive Director Joseph Iacovino, Chairperson Alma Zwick, Vice-Chairperson Rosa Tanzi, Mary Berko, Doug Wallace, and Frank Jackson. Excused were Lee Rossell and Brian Seltzer.

Chairperson Zwick entertained a motion on the minutes from the December 20th meeting. Frank 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 Brian Seltzer was in touch with the office and said he is going to attend next month's meeting (February 21st) after a brief leave of absence due to some medical issues. The E.D. and the Board noted they look forward to his return.

The reorganization of the Board of Commissioners took place this evening. There was a motion by Rosa to re-appoint Alma Zwick as Chairperson for 2018, with Doug seconding the motion. All members present voted in the affirmative, none opposed. Rosa, Vice-Chairperson presently, made a motion to appoint Doug Wallace as Vice-Chairperson for 2018. Mary seconded the motion with all members present voting 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 \$72,924.70. A motion was made by Rosa and seconded by Doug 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. Doug 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 7:17 p.m.

*Respectfully submitted,
Joseph Iacovino, Executive Director*

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON FEBRUARY 21, 2018
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m. Our Attorney, Mr. Charles Nathanson was in attendance to update the Board on the status of the Appeal for William Kiggins. Mr. Nathanson outlined the time line of what is currently transpiring with Mr. Kiggins' case. The appeal should be heard no later than May or June, 2018. An extension was granted at the request of Mr. Kiggins' attorney. The Board thanked Mr. Nathanson for coming to tonight's meeting with regard to this update. Following Mr. Nathanson's appearance, Chairperson Zwick then opened the meeting at 7:20 p.m. for tonight's business portion.

Roll call was taken by the E.D. In attendance were Executive Director Joseph Iacovino, Chairperson Alma Zwick, Vice-Chairperson Doug Wallace, Rosa Tanzi, Mary Berko, and Lee Rossell. Excused were Frank Jackson and Brian Seltzer.

Chairperson Zwick entertained a motion on the minutes from the January 17, 2018 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 Board approved the Resolution (unanimously) for the write-off of rent owed by former Tenant Dennis Gordon, who resided in apartment 705. The Resolution was then signed by all Board members in attendance this evening, and filed accordingly.

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 \$117,187.56. A motion was made by Rosa and seconded by Doug 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 in attendance this evening, and filed accordingly.

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. Rosa made a motion to adjourn with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. Meeting adjourned at 7:45 p.m.

*Respectfully submitted,
Joseph Iacovino, Executive Director*

***THE HADDON TOWNSHIP HOUSING AUTHORITY
MEETING - AGENDA***

MEETING ON

WEDNESDAY, MARCH 21, 2018

WAS CANCELLED DUE TO

A LACK OF QUORUM.

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON APRIL 18, 2018
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m.

Roll call was taken by Chairperson Zwick as Executive Director Joseph Iacovino was excused this evening. In attendance were Chairperson Alma Zwick, Vice-Chairperson Doug Wallace, Rosa Tanzi, and Mary Berko. Excused were Frank Jackson, Lee Rossell and Brian Seltzer. Manager Ellie Connell was also in attendance.

Chairperson Zwick entertained a motion on the minutes from the February 21, 2018 meeting. Rosa made a motion to approve with Doug seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. As there was no meeting in March there were no minutes to approve.

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 \$83,106.80. A motion was made by Rosa and seconded by Doug 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 in attendance this evening, and filed accordingly.

Also circulated and signed was the March, 2018 Bill Resolution by those Board members who were in attendance.

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.

Manager Ellie Connell spoke on how nicely the new hallway floors and paint look and invited the board members to see the hallway improvements following tonight's meeting. They were happy to do so.

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. Meeting adjourned at 7:30 p.m.

*Respectfully submitted,
Joseph Iacovino, Executive Director*

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON MAY 16, 2018
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m.

Roll call was taken by Chairperson Zwick as Executive Director Joseph Iacovino was excused this evening. In attendance were Chairperson Alma Zwick, Vice-Chairperson Doug Wallace, Mary Berko, and Brian Seltzer. Excused were Rosa Tanzi, Frank Jackson, and Lee Rossell.

Chairperson Zwick entertained a motion on the minutes from the April 18, 2018 meeting. Doug made a motion to approve with Mary seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried.

In attendance this evening was Dana Montanelli, with the Certified Public Accounting Firm and Consultants, Holman/Frenia/Allison, P.C. Dana reviewed the 2017 Audit with the Board with each member having a Draft copy before them. She noted that the audit, performed in early April was very successful with no issues. She noted that our accountant Tom Furlong also contributed to the audit with his financial information. The Board asked Dana several questions with regard to the audit. Dana noted that the final copies of the Audit would be forwarded before next month's meeting and a resolution will be available for approval at the June meeting and then filed with the DCA. She noted that their employees received very good cooperation from the staff while they were performing the audit and thanked the board for their time this evening.

The E.D. explained that we are still awaiting the results of the appeal process with Mr. Kiggins from his eviction of last May, 2017 by a Camden County Court Judge. Also, his rent checks are not being accepted by the office as directed by our Attorney because he continues to pay the wrong amount of rent in accordance with recertification of last August. We are, however, processing his air conditioning checks in the amount of \$40.00 which is paid from May through September.

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 \$71,838.54. A motion was made by Doug and seconded by Mary 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 in attendance this evening, and filed accordingly.

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.

The E.D. noted the retirement of Mark Stevens on April 30, 2018 and that he will certainly be missed as he was very dedicated to his job at Rohrer Towers and was a very good worker. He spoke on our new Maintenance Personnel, John and Peter. He said they are learning the day to day operations and are working out well. Mark has been very helpful to them if they have any questions or need assistance of any kind.

With no other business before the board, Chairperson Zwick entertained a motion to adjourn. Mary made a motion to adjourn with Brian seconding the motion. All members present voted in the affirmative, none opposed. Motion is carried. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Joseph Iacovino, Executive Director

MINUTES OF THE HADDON TOWNSHIP
HOUSING AUTHORITY FOR MEETING HELD ON JUNE 20, 2018
AT 25 WYNNEWOOD AVENUE, HADDON TOWNSHIP, NEW JERSEY

THERE WAS NO MEETING ON JULY 18TH AS DULY ADVERTISED

Chairperson Alma Zwick opened tonight's meeting at 7:00 p.m.

Roll call was taken by Executive Director Joseph Iacovino. Also in attendance were Chairperson Alma Zwick, Vice-Chairperson Doug Wallace, Rosa Tanzi, Mary Berko, Frank Jackson and Brian Seltzer. Excused was Lee Rossell. Patsy Coyne and Ellie Connell, Managers, were also in attendance this evening.

Chairperson Zwick entertained a motion on the minutes from the May 16, 2018 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 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 \$77,916.09. A motion was made by Doug and seconded by Rosa to approve the unpaid bills. All members voted in the affirmative, none opposed. Motion is carried. The E.D. explained that we had two expensive items to pay this month; that being the JIF Insurance Premium bill as well as the installation of new flooring on five additional floors of our building by Redicarpet Company. This, of course, is not a reoccurrence each month. The approved Resolution with the payroll figures and unpaid bill totals was circulated and signed by those members in attendance this evening, and filed accordingly.

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. Patsy explained that we have had a large turnover lately of new residents to Rohrer Towers I.

Chairperson Zwick reviewed three resolutions this evening for approval. Resolution 2018-2 is for the approval of the 2017 Audit by Holman/Frenia/Allison; Resolution 2018-3 appoints Board member Douglas Wallace as a new signatory for our two Bank Accounts; and Resolution 2018-4 is for the retirement of Mark Stevens, our long time Maintenance Superintendent. Each Resolution was approved and seconded, with all members present voting in the affirmative for approval. All Motions carried. Each Resolution was then signed by each Board of Commissioner and will be filed accordingly.

As previously scheduled, our Attorney Charles Nathanson, could not be at tonight's meeting due to a previous commitment, but called in to the meeting via a Conference Call. He explained that the current Lawsuit between William Kiggins, resident of Apartment 810 vs. The Haddon Twp. Housing Authority, the Executive Director, the Board of Commissioners, and the Staff. Each Board Member, as well as staff personnel, were all served individually in the Lawsuit. Mr. Nathanson explained that since it is a United States District Court lawsuit, he cannot not represent the Housing Authority with his credentials. He said that our JIF Insurance Company will be appointing legal representation for all named in the Lawsuit and he will be meeting with that attorney to review the information for Mr. Kiggins.

Mary asked why we have not had any parties for the residents lately. Patsy responded that with so many new residents now residing at Rohrer Towers, the attendance at our last few Parties has been very poor. They just don't seem interested in attending.

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. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Joseph Iacovino, Executive Director