

**M.O.M. FOR HADDON TOWNSHIP HOUSING AUTHORITY BOARD MEETING**

**Wednesday, October 22, 2025, at 7:00 p.m.**

- Meeting, opened by Larry Gasperone at 7:00 p.m.
- Roll call taken: Present were Chairman, Larry Gasperone, Vice-Chairman, Brian Seltzer, Rosa Tanzi, James Coyne, David Murdock, and Exec. Director, Walter Norris; excused was Douglas Wallace.
- There are no minutes for September 2025, as no in-person session was held.

**NEW BUSINESS:**

- Tom Furlong, Accountant for the HTHA, attended the meeting and discussed the content of the Audit for 2024 and Budget for 2026. After a thorough explanation of both, no one had any questions and expressed their appreciation to Tom for his work with the HTHA.
- **Resolution – October 2025-1** – Motion to approve the bills in the amount of \$86,527.76 (invoice payments of \$68,899.76; payroll of \$17,628.00). Rosa made a motion to approve; seconded by James. Motion carried.
- **Resolution –October 2025-2** - Motion to approve the 2024 Annual Audit report. Motion to approve by Brian; seconded by Jim. Motion carried.
- **Resolution – October 2025-3** - Motion to approve the 2026 Housing Authority Budget Resolution for fiscal year January 1, 2026, to December 31, 2026. Moton to approve by David; seconded by Rosa. Motion carried.
- Walter reviewed the October 2025 Office Report.
- Jim questioned Walter about the nature of elevator servicing and the nature of the causes of any problems with the elevators.
- The next meeting will be held on December 11, 2025. (Special Date, 5:30 pm)
- Motion to adjourn by Rosa; seconded by Jim. Motion carried.

Respectfully submitted,

Walter A. Norris, Exec. Director

## M.O.M. FOR HADDON TOWNSHIP HOUSING AUTHORITY BOARD MEETING

Held on Tuesday, December 11, 2025, at 5:30 p.m. at Il Villagio Restaurant

### Change of date and location as duly advertised

- Meeting opened by Larry Gasperone at 5:30 p.m. prior to Christmas dinner for Board members and staff at the above location.
- Roll call taken: Present were Walter Norris, Larry Gasperone, Brian Seltzer, Rosa Tanzi, Jim Coyne, and David Murdock. Absent: Doug Wallace.
- There are no minutes from November 2025 as no in-person meeting was held.
- **NEW BUSINESS:**
- **Resolution – December 2025-1** – Adoption of 2026 Budget. Motion to approve by Jim; seconded by Rosa. Motion carried.
- Office Report was reviewed. No questions on the report.
- Motion to defer payment of the unpaid bills until the week of December 17, 2025. Motion to approve by Brian; seconded by Jim. Motion carried.
- No one brought forth any other business.
- Wished everyone a Happy Holiday Season.
- Next in-person meeting is Wednesday, February 18, 2026.
- Motion to adjourn by Rosa, seconded by Jim. Motion carried.

Submitted by:

Walter Norris  
Executive Director

**M.O.M. FOR THE HADDON TOWNSHIP HOUSING AUTHORITY BOARD MEETING**

**Wednesday, February 18, 2026, at 7:00 p.m.**

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***Meeting was called to order at 7:02 p.m.***

- Roll call taken: Present were Larry Gasperone, Brian Seltzer, Rosa Tanzi, David Murdock, Jim Coyne and Walter Norris, Exec. Director. Doug Wallace was available by telephone.
- First order of business was the Reorganization of the Board. Larry agreed to remain as Chairperson and Brian agreed to remain as Vice-Chairperson. Motion to accept the Reorganization by Rosa, seconded by Jim. Larry and Brian abstained. Motion is approved.
- There are no minutes from January 2026 as there was no in-person meeting.
- **NEW BUSINESS:**
- Resolution – February 2026-1 – Motion to approve the bills in the amount of \$114,659.03 (invoice payments of \$99,839.27; payroll of \$14,819.76). Rosa made the motion to approve; Jim seconded. Motion is approved.
- Resolution –February 2026-2 Motion awarding the contract for the 4<sup>th</sup> phase of the tub-to-shower conversion to Reliance Home Remodeling, LLC. Motion to approve by David. Seconded by Jim. Motion is approved.
- Walter briefly reviewed the February 2026 Office Report.
- Rosa brought up for discussion adjusting the salaries of the employees of the Housing Authority by reviewing the increase paid by employees for their medical coverage. Any changes should be retroactive to the beginning of the year. Information to be supplied at the next meeting.
- The next in-person meeting will be held on the 4<sup>th</sup> Wednesday of April, 2026 (April 22<sup>nd</sup>) at 7:00 p.m. since Walter is unavailable for the 3<sup>rd</sup> Wednesday of April, (April 15<sup>th</sup>).
- Motion to adjourn by Rosa, seconded by Jim. Motion is approved.

Submitted by:

Walter Norris  
Executive Director