

Minutes of the Meeting - THE HADDON TOWNSHIP HOUSING AUTHORITY

Wednesday, July 15, 2026 - 7:00 p.m.

- Meeting was called to order at 7:00 p.m.
- Roll call taken: Present were Larry Gasperone, Brian Seltzer, Rosa Tanzi, James Coyne, David Murdock and Walter Norris, Exec. Director.
- Motion by Brian to approve the minutes of meeting from June 17, 2026. Seconded by Jim. Motion is carried.
- **NO OLD BUSINESS.**
- **NEW BUSINESS:**
- **Resolution – July 2026-1** – Motion to approve unpaid bills in total amount of \$91,488.99 and bill detail. Motion to approve payment of bills by Rosa and seconded by David. Motion is carried.
- Rosa questioned check #13034 (Habitech Architecture) and wanted to know what the check was payment for. Walter said that Patsy will respond the next day by email to all the Board members.
- Discussion ensued about hiring Mark Stevens for 90 days, 8 hours per week, to improve maintenance quality. A detailed attachment was provided to the Board members prior to the meeting with the reasons for this request. During the 90 days, a log of Mark's work is to be provided to the Board. Motion by Jim to accept the 90-day hiring of Mark Stevens. Seconded by Brian. Motion passed 4 to 1. Motion is carried.
- The Office Report was reviewed and explained by the E.D.
- Motion by Larry to reopen the meeting; seconded by Rosa Tanzi.
- It was decided by the Board to waive the August 2026 in-person meeting. In-person meeting to resume on September 16, 2026.
- David made a motion to close the meeting. Second by Larry. Motion is carried.
- The meeting adjourned at 7:45 p.m.

Submitted by:

Walter Norris

Executive Director

M.O.M. - THE HADDON TOWNSHIP HOUSING AUTHORITY BOARD MEETING

Wednesday, JUNE 17, 2026, at 7:00 p.m.

- Meeting was called to order at 7:00 p.m.
- Roll call taken: Present were Larry Gasperone, Brian Seltzer, Rosa Tanzi, James Coyne, David Murdock, Doug Wallace, and Walter Norris, E.D.
- There are no minutes from May, 2026 as no in-person meeting was held.
- **NEW BUSINESS:**
- Resolution – June 2026-1 – Motion to approve unpaid bills and bill detail. Motion to approve payment of bills by David Murdock, Jim Coyne seconded. Motion carried.
- The Office Report was reviewed and explained by the E.D.
- Questions arose about the costs of cell phones and the answering service. Patsy and Ellie were present to explain the costs and the need for each service. It was decided to keep the status quo.
- Motion made by Dave Murdock for the Board to go into Executive Session, seconded by Rosa Tanzi.
- Motion by Doug Wallace to reopen the meeting; seconded by Rosa Tanzi.
- It was determined that the Board would return to monthly meetings in July, 2026 and going forward. Motion by Doug Wallace, seconded by Jim Coyne. Motion carried.
- Board was presented with the Employee Manual, updated through 2026. Board was also presented with the bylaws from 2014.
- It was decided that going forward the minutes of the meeting are to be attached to the agenda for the next meeting.
- Rosa Tanzi made a motion to return to the Executive Session, Dave Murdock seconded.
- At this time, Walter Norris, Executive Director, was asked to leave the meeting.
- The meeting adjourned at 8:45 p.m.

Submitted by:

Walter Norris

Executive Director