

Board Chair Carlamere: No.

Commissioner Fontanez: Invite through mail, email?

Executive Director Rogers: Email.

Board Chair Carlamere: The last conversation we had was that we were going to start doing it the next holiday.

Executive Director Rogers: Yeah but this went out to Township Officials, oh okay, I'm sorry. I think Mothers' Day we're going to have an event here and the commissioners and their spouses or significant others are invited, so we'll get that information to you. And we will talk, I have a report on the litigation, we'll talk about it in executive session.

Board Chair Carlamere: Okay, so we have three things we'll be discussing?

Executive Director Rogers: Yes. We had something kind of unique happen here last week. We had to evict a person back in February, I'm sorry January, and we waited approximately sixty-days after they were evicted. We sent the proper letters ect., ect... and she never did claim her personal belongings, never. She called us a couple times. We do have documentation on letters we sent. So we held a silent auction last Friday and it was pretty successful we recouped four-hundred-fifty dollars from the silent auction towards the damages done to the apartment.

Board Chair Carlamere: Do you have a total as to what the damages were?

Executive Director Rogers: Approximately two-thousand dollars. I gave that out in the report I think in January. It was countertops all had to be replaced, the carpeting all had to be replaced, it was bad. But all that's behind us and I feel good about it and the apartment is rented. We had to close the trash room for about five days last week and I think we opened up again last Thursday. We went to the residents meeting and

somebody threw a pan down into the chute. It broke the drive pin that we had to get replaced. Hopefully we're teaching the residents what not to put down in the trash chute. Really it's only suppose to be a seven gallon garbage bag...and we provide all kinds of, the township's been very helpful giving us new recycling cans and everything and we provide on each floor all kinds of recycling cans, garbage cans and everything we can to accomodate the residents. This is one of the few buildings that the resident actually doesn't have to go outside to get rid of their garbage. If they put them in their proper places in our compactor room, our staff takes it out.

Board Chair Carlamere: And that's all fixed now?

Executive Director Rogers: Yes. I'd like to have the Board entertain, we have a proposal here from, I'm sorry Yvonne, we we're going with Hawks and Company?

Yvonne Schultes: We're going with Costa and Rihl.

Executive Director Rogers: No. Okay. We had, we got two proposals and Costa & Rihl installed all the air conditioning and heating equipment, thermostats ect., and we got a proposal and Yvonne did a good job of negotiating them down and the bottom line is, correct me if I'm wrong Yvonne, three-thousand-one-hundred-eighteen dollars and twenty four cents per year. And that includes changing all of our common area filters, coming in twice a year and doing inspections, preventative maintenance inspections and so forth. I thought that was very reasonable, they started out at around ten-thousand and I'd like to have the Board support a two-year contract, because if we do it for two years, the prices don't go up.

Council Liaison Hutchinson: They started at ten-grand?

Executive Director Rogers: Yes.

Council Liaison Hutchinson: What services did they give up in order to get to three-grand?

Executive Director Rogers: Yvonne, could you come here a minute, but based on my knowledge I don't think they gave up that much.

Yvonne Schultes: No they didn't. We actually get, I think it's either twenty-four or thirty preventative maintenance labor hours, which would include any call that we have out for any issues for if anything breaks, if we have a thermostat replaced, so we get up to either twenty-four or thirty hours for the year, and then any preventative maintenance for the filters and then they'll come twice a year to check the equipment for the common areas. All, we have ten units, we have seven in the hallways and we have three down here and change the filters and any calls we have.

Council Liaison Hutchinson: So this company just voluntarily, well, this company reduced their charge by like seventy percent because we asked them to reduce it.

Yvonne Schultes: He was very adamant in obtaining a contract here. We had the Hawks & Company who, well Costa & Rihl is a union company while Hawks & Company is not and I had discussed with him their services and what they were offering us and he wanted us that bad that he went down.

Executive Director Rogers: And this was about a six-month process.

Yvonne Schultes: Yeah. He approached me sometime I'd say early summer.

Council Liaison Hutchinson: I just wanted to question how somebody can come in at ten-thousand and get down to three-thousand.

Yvonne Schultes: You have to understand, we are not servicing resident apartments, say a part of the preventative maintenance hours are including the hours that we don't do

preventative maintenance, like they won't change the filters on them twice a year, that's only for the common area.

Executive Director Rogers: But we do the preventative maintenance in-house.

Yvonne Schultes: So I think the ten-thousand probably was initially for the seventy-five units that they had, and then we knocked it down, we don't need that. Our in house maintenance guy takes care of all that, as far as the filters.

Commissioner Fontanez: So the reason why he dropped that low is because they're not doing seventy-five units.

Yvonne Schultes: Correct.

Commissioner Fontanez: We did that because our in house maintenance can't handle the additional..

Yvonne Schultes: The filters and all, yeah well that's no big deal. They were charging us, well it would have been substantially more just to change the filters. And then the private filters you can buy at the Home Depot and change them ourselves...

Commissioner Knapp: Can't they do the same with the common areas?

Yvonne Schultes: Well some of the units...

Executive Director Rogers: The common areas are a lot more complicated, they're all up in the attic, and they're a lot bigger and if one goes down it could take out the whole community room and all the office areas or the room up here in the corner on the three levels.

Yvonne Schultes: Yeah we have another one that just supplies heat and air conditioning to the utility room that have all the heaters and generator in it.

Executive Director Rogers: So I would appreciate if we could have a motion to, do we need one?

Board Chair Carlamere: I would think so because it's an expense.

Council Liaison Hutchinson: Do you have a track record with this company at all?

Executive Director Rogers: Yes. Yes they installed all the equipment. And I apologize; this is for the LP not the Housing Authority so we'll discuss this in the LP. The only other two things that I have is the staff is going to attend training at one-hundred-and twenty-five dollars a piece at the HMFA on Friday April the 27th. I'm sorry they're not going to, that's going to be at Long Branch, NJ that's put on by the NJ Association of Housing and Redevelopment Association.

Commissioner Fontanez: Is there a travel fee?

Executive Director Rogers: No.

Debbie Calabrese: Well we get mileage.

Board Chair Carlamere: How many days is it?

Executive Director Rogers: Just one day.

Commissioner Knapp: So that's one-twenty-five per person?

Executive Director Rogers: Yes. That includes materials, continental breakfast and lunch.

Board Chair Carlamere: Is this an accredited class?

Executive Director Rogers: No. This is the New Jersey Association, of people like Lou Riccio are involved in, which I think you guys are familiar with. I'm just recommending it, I think it's a good training session for us. And then I've already told you at the last meeting that on the May the 18th & 19th the staff is going to be training with the HMFA. I'm sorry May the 17th & 18th.

Board Chair Carlamere: Is there a cost for that class for that training session or is it..

Executive Director Rogers: No,no, I'm sorry there is a cost. It's two days,

Board Chair Carlamere: In Trenton?

Executive Director Rogers: Yeah, it's one-hundred-seventy-five dollars per person for both days.

Board Chair Carlamere: Will that be for three of you?

Executive Director Rogers: Two.

Board Chair Carlamere: Okay, Frank can we do one motion for the two training classes or do they need to be separate?

Solicitor Borin: You could do it as one.

Board Chair Carlamere: Those are going to go under the LP. Okay thank you very much.

SOLICITOR'S REPORT

Board Chair Carlamere: Frank do you have anything before we go into executive session?

Solicitor: No I'll be talking about the litigation so that will be in executive session.

Board Chair Carlamere: Thank you very much.

OLD BUSINESS

Board Chair Carlamere: Anything under old business?

Commissioner Knapp: Old business yes, the status of the monies that we expended for the rent inspection program.

Board Chair Carlamere: As of this point I don't have a status. I'm still waiting to hear back.

Commissioner Knapp: Dan do you know anything?

Council Liaison Hutchinson: It's my understanding the rental inspection program is not dead. The township still wishes to partner but the program has not moved forward. At some point I think it is something that will be discussed.

NEW BUSINESS

PUBLIC PORTION

Ethan Daniels: I am from RPM Development. We submitted one of the proposals. I wanted to come and introduce myself to the Board and express that we think we submitted a very accommodating proposal and think the Housing Authority will find it

financially attractive. We look forward to see what you come up with in your Executive Meeting. We will be in touch.

Laura Power-Apt. 117: Actually I have a couple of questions here. One is, a while back, like two-years ago when I first moved in, we discussed, there was going to be a privacy fence up in front of the solar panels and shrubbery, like curb appeal kind of just like a one piece fence. Is that still in the plans?

Executive Director Rogers: That will be in our short to long range plans, once we get some other things resolved about the solar panels.

Laura Power: Number two, I heard you talking about the air conditioning. The common area air conditioners, I will definitely between now and the next meeting, you know, talk to Mr. Rogers and Yvonne. I kind of mentioned it last year. Outside of my apartment there is a common area air conditioner fan, am I correct?

Executive Director Rogers: Yes.

Laura Power: It is, I know that it's probably by code, but it's very close to my bedroom wall and the fan vents blow against the bedroom wall, so in the summertime when my central air is on, even though, there's a vent in the walk-in closet and a vent in the bedroom, even though I have the door open and the vent on in the bedroom, the bedroom is so much warmer because that blows the hot air right up against the wall of my bedroom. I don't know if I'm beating a dead horse here, but is there any way that; if I want it cooler in the bedroom, I have to crank down the air conditioning which runs up the bills. Is there any way that could be looked at?

Executive Director Rogers: Yes. Yvonne and I will inspect that tomorrow and we'll see if we can turn it. I didn't know you had a problem with that.

Laura Power: Yeah and unfortunately I thought it could be turned too but it's vented on all four sides.

Executive Director Rogers: We might be able to cover one side.

Laura Power: And the last thing, I'd like to ask a question and kind of state my opinion about something that we've talked about with the dog situation in the court yard. First of all I want it crystal, crystal clear that I am not against it. I just was concerned with, Mr. Rogers brought it to the Resident's Association prior to our meeting and it seems to be that the Resident's Association came up for approval, but my point of it is that I don't think that that should be a Resident's Association responsibility. I think if you're going to do a rule for out there, then it should come from the Housing Authority.

Executive Director Rogers: It did. It came from the Executive Director. The Resident's Association brought it to my attention after they voted on it. I did not bring that to their attention.

Laura Power: No, I mean, you must have had a meeting with them or something.

Executive Director Rogers: I had a meeting after they had their meeting. They came in and asked me. They voted on it and wanted to know if I would approve it. I approved it.

Laura Power: They brought it up to the meeting and voted on it prior to your knowledge?

Executive Director Rogers: If an individual would have approached me and said we'd like to, asked me if I'd consider it and I approved it. You have to understand, we have an agreement, it's a one-month trial to see how it works out.

Laura Power: I agree with you one-hundred percent, and I also know that everybody is gonna be on great behavior for thirty-days, so why not just make it you're gonna do it or you're not gonna do it?

Executive Director Rogers: I think it's just a day-to-day operation and in case there are some complaints, I wanted my Board to be aware of it.

Laura Power: If I have a dog and I break the rule out there, who is going to approach me about it? Is it going to be management or is it going to be the Resident's Association?

Executive Director Rogers: Let me put it this way, there's probably been ten occasions where we fined an individual for various things, one of them is the dogs not being on a leash. We also, and I recall writing at least one letter on this, where our cameras caught somebody not picking up after the dog and we pursued it, so that's not a big deal.

Laura Power: No what my confusion is that the Resident's Association voted to do it for a trial for thirty days so, it's putting a confusion...

Commissioner Knapp: Roy correct me if I'm wrong, the Resident Association can't change the laws.

Laura Power: Thank you. They're not enforcing the rules.

Executive Director Rogers: It was probably derived from the same meeting where they had the bocce ball court and raised gardens and all that, which is going to materialize, they brought it to my attention, I discussed it with staff and it was brought it to the Board's attention.

Laura Power: Now the Housing Authority is totally responsible for, if you catch somebody out there with the dog off the leash, then it's your responsibility, not the Resident's Association to write them a letter.

Executive Director Rogers: Yes.

Laura Power: Okay, good, thank God. Now is there any way, is this going to be, they could be all over the court yard or is it going to be a designated area?

Executive Director Rogers: No. They have to just keep their dog on a leash on all of our property, whether it's the court yard. I had originally forbid animals to be in the court yard. The court yard is not being used as much as I'd like to see it being used, that's why we're going to try to put a gazebo in there, that's why we're going to put bocce ball courts and stuff in there and I thought by allowing resident's to take their animal with them to sit down and sit in the shade, it would be a good thing.

Laura Power: I agree with you. I agree with you one-hundred percent. I just perceive maybe a little problem, I mean we don't have a gazebo yet so you're not going to address that problem now, but maybe you should make rules about it, make more rules about it down the line because there might be people that are scared to death of dogs, there are residents here that are scared to death of dogs. If they're sitting in the gazebo and someone comes along with a dog.

Executive Director Rogers: If that comes up, I will address it.

Laura Power: And I'm only doing it for the betterment for the people with the dogs.

Executive Director Rogers: In summary if there's any problem, it's up to the residents to bring that to my attention. So what you pose could be a problem, when that happens and it's brought to my attention I will address it.

Laura Power: And who's liable if they get bit?

Executive Director Rogers: Who's liable if they get bit out here by the cars?

Laura Power: The owner of the dog.

Board Chair Carlamere: That's why the dogs have to be on a leash.

Executive Director Rogers: There's no place on our property, no place, except inside the apartment, even in the halls the animal is suppose to be on a leash. Everybody is aware of it and we're going to enforce that.

Laura Power: I was just concerned with the fact that it is a confined area. I mean I'm for this.

Executive Director Rogers: Just to summarize we may have to have an area, this is a dog area, but I'm not going to address that until we get our courts out there, until we get our gazebo up I think we're okay right now and everybody knows as long as you are on our property that dog has to be on a leash.

Laura Power: The reason I'm bringing this to you is because some residents have asked me about that. Who are they, who are they going to, who is going to monitor this, who is going to write the letters or do the fines. They were just a little concerned about it and I just thought I would ask the questions.

Board Chair Carlamere: I think Laura, if there's any more question of that nature they should automatically be brought up to our staff. I think your questions are valid, but my thinking is as long as the dogs are kept on a leash, the owner has control and that's all you can ask at that point.

Laura Power: How about other pets? Are they gonna be allowed out there? Cats? I had my cat walk four blocks with me on a leash.

Board Chair Carlamere: I think the exception would be a gold fish.

Barbara Marlo-Apt.225: I am the acting Vice-President of the Association. I have a dog, I have a little pug okay and then there is someone else here who has a little dog. We have

four. One I'm going to say she'll walk right through, she never, because she is a little barker, she'll walk right through it. And the other one puts it in a coach and I don't think she would use it at all. I can only be out there with my dog, and so can the other ones, only when its not real hot because she has a problem breathing, or I can take her out in the evening for a couple of hours. But if we have humid weather, I can't take her out because she can't breath right. And the second thing is the gazebo, now I think all of us with a dog have a lot of sense. If people are sitting in this gazebo do you think for one minute I'm going to say come on Bitzie, come with me, we'll sit in the gazebo? Absolutely not. That to me should be for the adults, or the residents, but I would never do that. And before my dog comes into this court yard, she will do her duty where I always take her, which is across the street. And if, and I am one-hundred and one percent sure, that if that dog stepped over the line, when somebody thinks they shouldn't, I'll go right to them. That's all I have to say, thank you.

Board Chair Carlamere: Does anyone else wish to speak? At this time I'll close public portion. At this time we have need to go into Executive Session for four matters to discuss. We'll be going in to discuss the possible purchase, litigation, litigation matters and RFQ's.

EXECUTIVE SESSION

Vice Chair Piccolo made a motion to enter into Executive Session. Commissioner Washington seconded the motion. The Board entered into Executive Session at 8:03pm.

No roll call was taken. All Ayes.

Board Chair Carlamere: Let the record show that we're out of Executive Session at 8:55pm. With regard to the discussion of the RFQ's, let's have a, Frank can we do this by unanimous or does there need to be a roll call regarding the examination of the RFQ's to the Project Planning and Construction Committee?

Solicitor Borin: You don't need to do a roll call.

Board Chair Carlamere: All those in favor of sending the RFQ's for examination to the Project Planning and Construction Committee and also to discuss the possible planning of partnering with the township.

All Ayes.

Anyone Nay? None

MOTION TO REMIT PAYMENT TO MR EDGAR

Board Chair Carlamere: And a motion with regard to the expense of Mr. Edgar. We owe him six-hundred dollars. Would anyone like to make a motion to remit payment to Mr. Edgar for the six-hundred dollars for his work with the Rent Stabilization Board.

Commissioner Knapp made a motion to remit payment of six-hundred dollars to Mr. Edgar. Vice Chair Piccolo seconded the motion.

A roll call was taken.

COMMISSIONER BUCCERONI	YES
COMMISSIONER FONTANEZ	YES
COMMISSIONER KNAPP	YES
VICE CHAIR PICCOLO	YES
COMMISSIONER WASHINGTON	YES
BOARD CHAIR CARLAMERE	YES

MOTION TO ADJOURN

Commissioner Fontanez made a motion to adjourn. Commissioner Washington seconded the motion. All in favor. The meeting was adjourned at 8:57pm.

RESPECTFULLY SUBMITTED



Debra A. Calabrese, Operations Manager
Gloucester Township Housing Authority