

MINUTES

REGULAR MEETING

July 16, 2014

The Regular Meeting of the Gloucester Township Housing Authority was held on July 16, 2014 at the Community Center located at Gloucester Township Senior Campus I, Gloucester Township, New Jersey.

Opening statements were made by Board Chair Matthews.

The meeting was called to order by Executive Director Riccio at 6:00 p.m. A roll call for attendance was taken:

COMMISSIONER GREENBERG	PRESENT
BOARD CHAIR MATTHEWS	PRESENT
COMMISSIONER MUSSER	ARRIVED 6:13
COMMISSIONER ORNER	PRESENT
VICE CHAIR PICCOLO	PRESENT
COMMISSIONER WASHINGTON	ABSENT

Also in attendance were: Debbie Calabrese-Deputy Executive Director, Amy Shotmeyer-Attorney and Lou Riccio-Executive Director.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Commissioner Orner made a motion to accept the Regular minutes from June 18, 2014. Commissioner Greenberg seconded the motion. Approved in a unanimous roll call vote.

RESOLUTION 14-16-7-1 PAYMENT OF INVOICES

Commissioner Greenberg made a motion to accept the bill list. Commissioner Orner seconded the motion. The Resolution was approved in a unanimous roll call vote.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Riccio discussed Commissioners courses. Five classes to be completed in 18 months. If we pay and commissioner doesn't show up they will have to pay for next class. If Commissioners take some classes and don't complete they will have to reimburse the authority.

Discussed bids for HVAC and Solar Maintenance. Awarded HVAC to Hawks & Company, Solar maintenance to Power Overhaul.

Discussed HVAC units are starting to go down and it will be a financial burden. There was discussion about warranties. We only had a one year warranty. New one installed has a five year warranty.

Meeting with Mayor for Rental Assistance and Inspection program on August 26th.

There was a wind storm last week and it blew a row of five solar panels off. Bud Services came out the next morning and reinstalled them. Bud had told him previously that panels were installed with second rate material.

Fence is installed. Apt 320 is having a problem with a leaking window. We have called several people and it was determined that it is not the window and that it is probably the roof or siding. We have a roofer coming out.

ATTORNEY'S REPORT

Solicitor Shotmeyer stated she has nothing for the Public Session and there is no need for Executive Session.

OLD BUSINESS

None

NEW BUSINESS

None

The Executive Director informed that there are two conferences that everyone should consider going to next year when we have the funds for it. They would be NAHRO and PHADA.

COMMITTEE REPORTS

Board Chair Matthews stated that she is still working on the committee's.

PUBLIC COMMENTS

Dave Alexander – Apt 326 asked why we are replacing with heat pumps. There was discussion and he was told they are being replaced with Magic Pacs.

CHAIRPERSON'S REPORT

Nothing at this time.

ADJOURNMENT

Being as there was no further business of the Board, Commissioner Greenberg made a Motion to Adjourn. Commissioner Orner seconded. All Ayes. The meeting was adjourned at 6:20pm.

RESPECTFULLY SUBMITTED,



Debra A. Calabrese - Deputy Executive Director

Gloucester Township Housing Authority

Dated: July 17, 2014