

MINUTES

REGULAR MEETING

December 17, 2014

The Regular Meeting of the Gloucester Township Housing Authority was held on December 17, 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 Board Chair Matthews at 5:00 p.m. A roll call for attendance was taken:

COMMISSIONER GREENBERG	PRESENT
BOARD CHAIR MATTHEWS	PRESENT
COMMISSIONER MUSSER	ARRIVED 5:03
COMMISSIONER ORNER	PRESENT
VICE CHAIR PICCOLO	ABSENT
COMMISSIONER ROSETTI	PRESENT
COMMISSIONER WASHINGTON	PRESENT

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

PLEDGE OF ALLEGIANCE

At this time Board Chair Matthews turned the meeting over to Executive Director Riccio.

APPROVAL OF MINUTES

Commissioner Greenberg made a motion to accept the Regular minutes from October 22, 2014.

Commissioner Orner seconded the motion. Approved in a unanimous roll call vote.

RESOLUTION 14-17-12-1 PAYMENT OF INVOICES

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

EXECUTIVE DIRECTOR'S REPORT

- o Executive Director Riccio discussed insurance proposal and still working with the JIF.
- o Ansul System almost done. There is an inspection scheduled for Friday.
- o Made application for CDBG funds to get some concrete work done.
- o Meeting with Power Overhaul for solar and SREC's.
- o HMFA approved budgets with some adjustments. They also approved a 3% rent increase.
- o Have someone moving in. Wants to see 30 day turn around.
- o First Sterling has given us an excellent rating. They increased our management fee by 6%.

- Submitting MOR's (monthly operating reports) monthly to First Sterling and HMFA.
- Still at a deficit but with increase and SREC income we should be better next year.

ATTORNEY'S REPORT

Nothing at this time.

Executive Director Riccio stated that Mr. Borin's brother had passed away. We will send flowers.

OLD BUSINESS

None

NEW BUSINESS

Executive Director Riccio discussed Resolutions 14-17-12-2 through 9

14-17-12-2 Approving 2015 Budget

14-17-12-3 Approving contract for legal services with DeCotiis, FitzPatrick & Cole

14-17-12-4 Approving contract for accounting services with William Katchen, CPA

14-17-12-5 Approving contract for audit with Fallen & Larsen

14-17-12-6 Approving contract for pest control with The Hitman

14-17-12-7 Approving contract for generator services with Industrial Valley

14-17-12-8 Approving contract for monitoring services with ABC Alarm Company

14-17-12-9 Approving contract for snow removal services with Good Looks Landscaping

Commissioner Musser made a motion to approve Resolutions 14-17-12-2 through 9. Commissioner Orner seconded the motion. The Resolutions was approved in a unanimous roll call vote.

COMMITTEE REPORTS

- Board Chair Matthews stated that she will get committee's together after the new year.
- Missed putting an article out in the housing authority magazine.
- Lou will put an article out regarding the solar and CDBG program.

PUBLIC COMMENTS

Sam Saia (Boots) – Apt 104 – Asked if the increase approval was official with a response of yes

Tony Priolo – Apt 114 – Stated that social security only increased 1.7%.

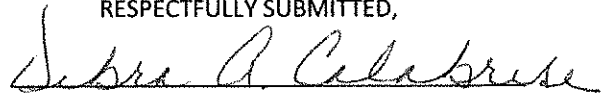
CHAIRPERSON'S REPORT

- Discussed the inspection for the ansul system.
- Residents Association is dissolving and they will be losing their gaming license.
- Tony Priolo discussed what they have done as an association.
- Sam Saia discussed New Year's Eve.
- Tony Priolo asked why we don't rent out community room with Lou discussed why we can't.

ADJOURNMENT

Being as there was no further business of the Board, Commissioner Washington made a Motion to Adjourn. Commissioner Musser seconded. All Ayes. The meeting was adjourned at 5:40pm.

RESPECTFULLY SUBMITTED,

A handwritten signature in black ink, appearing to read "Debra A. Calabrese". The signature is written in a cursive style with a horizontal line underneath.

Debra A. Calabrese - Deputy Executive Director

Gloucester Township Housing Authority

Dated: January 15, 2015