

MINUTES

REGULAR MEETING

FEBRUARY 26, 2015

The Reorganization Meeting of the Gloucester Township Housing Authority was held on February 26, 2015 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 6:00 p.m. A roll call for attendance was taken:

COMMISSIONER GREENBERG	PRESENT
BOARD CHAIR MATTHEWS	PRESENT
COMMISSIONER MUSSER	PRESENT
COMMISSIONER ORNER	ABSENT
VICE CHAIR PICCOLO	ABSENT
COMMISSIONER ROSETTI	PRESENT
COMMISSIONER WASHINGTON	PRESENT

Also in attendance were: Debbie Calabrese- Deputy Executive Director and Lou Riccio-Executive Director.

PLEDGE OF ALLEGIANCE

The meeting was turned over to Executive Director Riccio.

MOTION TO APPROVE MINUTES:

Commissioner Greenberg made a motion to approve the minutes of the Reorganization Meeting of the Board held on January 21, 2015. Commissioner Musser seconded the motion. The minutes were approved in a unanimous vote.

EXECUTIVE DIRECTOR'S REPORT

- o Discussed letter from HMFA increasing the management fee

- Discussed sprinkler break and 24/7 fire watch costing approximately \$700.00/day and the adjuster is here today
- 14 apartments are at hotels costing approximately \$20,000.00/ week. If insurance doesn't cover it will bankrupt us
- Reserves total approximately \$90,000.00. Not sure if they will cover it. Prior management deficit in 2011-2012
- First Sterling is coming Saturday. He will be calling Suzanne Hausdorff on Monday to discuss some solutions and adding capital
- Straight Edge doing work. Estimate close with contractor and adjuster
- Investigation is still going on. Nothing is finalized. Brought professionals to check things out
- Discussed Housing Authority going bankrupt and turned over to township
- Discussed changes: Vinyl Composition Tile (VCT) in hallways and apartments. May try to get carpet in apartments. Hoping to be completed in three weeks.
- Had meeting with township and Board of Education to get into a shared service agreement for maintenance and janitorial

ATTORNEY'S REPORT

Nothing at this time

OLD BUSINESS

None

NEW BUSINESS

None

(Revised 2/27/15)

COMMITTEES:

Board Chair Matthews set up a meeting with Commissioners Greenberg and Washington to do evaluation on the Executive Director. Meeting March 3, 2015 at Filomena's at 6:00pm

Executive Director Riccio stated that the NAHRO conference is April 22nd – 24th

PUBLIC COMMENT

Ginny Grimmer-Apt. 118-Delivers papers and doors were frozen shut. Discussed doors being propped. Concrete work in spring

Norris Blair-Apt. 117 Asked about electric bills. There was discussion with regard to how it will be handled

John Dell'Angelo-Apt. 319 Wanted to congratulate everyone for a job well done. The Executive Director thanked John on a job well done and that he is doing fire patrol along with the office staff

Tony Priolo-Apt. 114 Asked if management will assess residents with a response of no. There was a discussion about increase next year. Discussed resident's getting renters insurance.

CHAIPERSON'S REPORT

Board Chair Matthews thanked everyone for their patience. Discussed writing letters to the different groups and that she will prepare a list of different agencies for the residents.

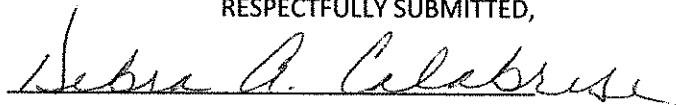
MOTION TO ADJOURN

Being as there was no further business, Commissioner Greenberg made a Motion to Adjourn.

Commissioner Washington seconded the motion. All in favor. None opposed.

The meeting was adjourned at 6:50pm

RESPECTFULLY SUBMITTED,



Debra A. Calabrese-Deputy Executive Director

Gloucester Township Housing Authority

Dated: March 14, 2015