

## AGENDA

### **FREEHOLD BOROUGH HOUSING AUTHORITY**

**Administrative Office**

**107 Throckmorton Street**

**Freehold, NJ 07728**

**September 7, 2022 at 5:00 p.m.**

### NEW JERSEY OPEN PUBLIC MEETING ACT NOTICE

As required by NJSA 10:4-6 et.seq. known as the Open Public Meetings Act, adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing an Annual Notice dated December 2, 2021 setting forth the date, time and place of this meeting. Said notice was published in the local newspapers of record and posted on the Authority's website.

ROLL CALL

APPROVAL OF MINUTES for August 3, 2022

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the September 7, 2022 meeting:

797-22 Resolution for the Approval of the Payment of Invoices dated 9-7-2022

798-22 Resolution for Approving the 2021 Financial Audit Report

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, October 5, 2022

**MINUTES OF THE  
FREEHOLD BOROUGH HOUSING AUTHORITY  
August 3, 2022 at 5:00 p.m. – Regular Meeting**

Executive Director Joseph M. Billy, Jr. called the meeting to order at 5:00 p.m. in the Administrative Office of the Freehold Borough Housing Authority. The following Commissioners were present: Commissioner William Cannon, Commissioner Ruthann Broxmeyer, Commissioner Susan Sweetman, Commissioner Erika Woods and Commissioner Stella Mayes (via-telecommunication). Also, present were Executive Director Joseph M. Billy, Sharon Whetzler, and Attorney Peter C. Lucas.

Commissioners that were excused: Commissioner Meg Thomann

Executive Director Joseph M. Billy, Jr. read the Open Public Meetings Act Notice, “Adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing a Notice dated December 2, 2021, setting forth the date, time and place of this meeting”.

THE MINUTES OF THE June 1, 2022 MEETING: Commissioner Sweetman motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Mr. Lucas reported that the personal injury litigation case has been settle with no out-of-pocket cost to the Housing Authority.

At this time, Mr. Lucas would like to commend Mr. Billy and Sharon for an outstanding job with regards to no tenancy court regarding non-payments or for other rules and regulation violations.

REPORT OF THE EXECUTIVE DIRECTOR:

At this time, Mr. Billy, Executive Director reported on the following topics:

Mr. Billy reported the Board members received in their monthly package an updated Treasurer report as of June 30, 2022. Mr. Billy reported that the Housing Authority financial are in sound conditions as reported.

Mr. Billy reported the Board members received in their package an updated vacancy report as of June 30, 2022. The Housing Authority currently has 5 vacant unit at the senior location for which 4 unit have been rented with various move in

date of July 1, 2022 to August 31, 2022 and 3 vacant units at the family site, awaiting potential tenants.

Mr. Billy reported that HUD has become pro-active in getting the Housing Authority to a 95% lease up rate with monthly monitoring. Mr. Billy stated that the Housing Authority has used lawn signs, website, word of mouth, non-profit organization and local newspaper in recruiting potential tenants.

Mr. Billy reported after a long-awaited period, Sebco Laundry Service has delivered and installed our new laundry smart card equipment. Machines are lovely and tenants are happy.

Mr. Billy reported that NJAHRA 2022 Annual Conference will be held on September 25, 26 & 27 in Atlantic City. Anyone interested should contact the Housing Authority office.

Mr. Billy reported that the NJNAHRO Annual Fall Conference will be held in November in conjunction with the League of Municipality Conference. Information/registration to follow.

RESOLUTION #795-22: Commissioner Woods motioned and seconded by Commissioner Sweetman to approve the list of bills presented for payment dated July 6, 2022. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #796-22: Commissioner Sweetman motioned and seconded by Commissioner Broxmeyer to approve the list of bills presented for payment dated August 3, 2022. The roll call was unanimous. The bills were approved for payment.

TENANT ISSUES: None at this time.

COMMISSIONER COMMENTS: None at this time.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Woods motioned and seconded by Commissioner Mayes to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:21 p.m.

Respectfully submitted,  
Joseph M. Billy, Jr., Executive Director