

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

June 5, 2019 at 5:00 p.m. – Regular Meeting

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 12, 2018 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 May 1, 2019

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the June 5, 2019 meeting:

724-19 Resolution for the Approval of the Payment of Invoices dated 6-5-2019

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 7, 2019

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
May 1, 2019**

Chairman William Cannon 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 Erika Woods and Commissioner Stella Mayes (via tele-communication). Also, present were Executive Director Joseph M. Billy, Attorney Peter C. Lucas and Sharon Whetzler.

Commissioners that were excused: None

Chairman Cannon 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 12, 2018, setting forth the date, time and place of this meeting. Said notice was published in the local newspaper for circulation and posted on the Authority's website.

THE MINUTES OF THE May 1, 2019 MEETING: At this time, Attorney Peter C. Lucas reported that an error in the Attorney Report read the State granted default against a former tenant whereas, it should be the Court granted the default. Commissioner Broxmeyer motioned and seconded by Commissioner Mayes to approved the correction to the approved Minutes of April 3, 2019. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Mr. Lucas reported that a complaint had been filed with the court regarding a tenant who is in non-compliance (unauthorized persons living in the apartment unit) of the Housing Authority's rules and regulations after numerous letters. Mr. Lucas stated that a court date of Friday, May 3rd has been scheduled and that the Housing Authority may choose to enter Last Chance Agreement (case by case situation) whereas the tenant would have to agree to the Housing Authority rules and regulations and pay the outstanding monies owed to the Housing Authority.

Mr. Lucas updated the Board in regards to another tenant 7-day notice regarding unauthorize person living in the apartment unit. At this time, the Housing Authority reported that they have not seen the unauthorize person in several days and will keep him abreast should the tenant fail to comply with the Housing Authority rules and regulations.

Mr. Lucas reported he has responded to Mr. McConnell, Auditor regarding any pending litigations, there being none.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported that the Board members received in their package an updated Treasurer report and Vacancy report as of March 31, 2019. Mr. Billy reported that the Housing Authority finance remain solid as reported in their package.

Mr. Billy reported that the Housing Authority has no vacant unit at the senior location and the 1 vacant unit at the family site. Mr. Billy informed the Board that Mr. Ken Atkinson, HUD representative called and congratulated the Housing Authority for its low vacancy rate. The Housing Authority continues to accept applications for it waiting list for seniors 62 years of age and older, and families that would qualify for a 3-bedroom unit.

Mr. Billy reported complete roof replacement at building 16 units 1 through 6 was completed in 2-days by Keystone Contracting of Freehold.

Mr. Billy asked if there were any questions pertaining to the Housing Authority's bill list.

Mr. Billy reminded the Commissioners that the NJNAHRO Conference will be held on May 5th through May 8th at the Hard Rock Casino in Atlantic City.

RESOLUTION #723-19: Commissioner Woods motioned and seconded by Commissioner Broxmeyer to approve the list of bills presented for payment dated May 1, 2019. The roll call was unanimous. The bills were approved for payment.

TENANT ISSUES: None at this time.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Broxmeyer motioned and seconded by Commissioner Woods to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:12 p.m.

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