

MINUTES: HOUSING AUTHORITY OF THE TOWN OF NEWTON, NJ

June 13, 2016

“In accordance with the Open Public Meetings Act, notice of this public meeting was given to the newspaper of record and posted on the official bulletin Board on December 30, 2015.”

The regular monthly meeting of the Board of Commissioners for the Newton Housing Authority was held on Monday, June 13, 2016 in the Community Room at Liberty Towers. The meeting was called to order by Chairman Nannery at 5:37 pm and roll call was taken. Chairman Nannery, Vice Chairman Carr (excused), Commissioner Rochelle (absent), Cmsr. Leonardo, Cmsr. Fiedorczyk, and Cmsr. Izquierdo. Executive Director, Kimberly Iozzi was also present.

Minutes of the May 9, 2016 regular monthly meeting were reviewed. Cmsr. Leonardo made a motion to approve the minutes; seconded by Cmsr. Izquierdo. Motion approved.

Bills for the period 5/1/16-6/6/16 were reviewed: There is a total of \$51,371 for normal operating prepaid. Motion made by Cmsr. Nannery; seconded by Cmsr. Leonardo to approve payment of bills. Motion approved.

Communications:

Treasurer's Report: Account balances as of 5/31/16: general ledger balance \$63,889.11; tenant security/escrow \$57,052.12.00; and \$63,639.56 NJ Cash Management Fund; NHA Post Employee Benefit Cost, \$37,548.10. Motion made by Cmsr. Leonardo; seconded by Cmsr. Fiedorczyk to accept the Treasurer's report. Motion approved.

Secretary's Report/ Old Business:

RESIDENTS: Sussex County Division of Senior Services will be on site on June 22nd to issue Farmer's Market Vouchers. Also, there will be a Medicare fraud presentation on the same day. A breakfast is scheduled for June 29th. Additional activities have been scheduled for July and August.

BUILDING/GROUNDS: The entryway wall has been repaired. Preventative maintenance will be scheduled to maintain the wall each year. The Town will repair the damaged drain at the entryway. The water main work has been delayed. A new hot water tank was installed to allow for continuous service. Our air conditioning unit was repaired and all filters have been changed. Monthly and quarterly maintenance on the filters has been arranged. Volunteers from the Campus Crusaders for Christ cleaned out the garden area, built the raised garden bed kits and spread wood chips to walk on. They also donated soil and they mixed it with ours. Residents have begun planting vegetables in the new beds. I donated hanging plants and several flats of flowers that were planted by the landscaping company. The NHA purchased geraniums. Residents have assisted with watering. Additional work is needed on trimming shrubbery and weeding. Cmsr. Leonardo's grand-daughter donated herbs from Well Sweep Herb Farm. Resident Marge Siemann and Jim Mitchell steam cleaned the gazebo. Residents have been asked to return furniture to its original position after moving it. A sign-up sheet has been posted to determine if there is a need for a dumpster for residents to dispose of any items. To date, only two have made a request.

ADMINISTRATION: All recertifications have been completed. Preparations are being made for our annual audit. Due to changes in regulation, the Admissions and Occupancy Policy must be amended. The Board is asked to approve the changes, as per the explanation of specific changes included in the Board packet. Cmsr. Leonardo has requested that the Board have a discussion about the waiting list preferences.

FINANCE: A majority of the 2015 Capital Fund monies have been drawn down for the purpose of the emergency water main repair and hot water heater. However, the funds have not been spent until the work has

been completed. Once the funds are spent, only the 2016 Capital Fund Program will remain available for our projects.

OPEN TO THE PUBLIC “At this point in the meeting, the Board of Commissioners welcomes comments from any member of the public on any topic. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers are asked to limit their comments to 5 minutes. If reading from a prepared statement, please provide a copy and email a copy to the Main Office of the Newton Housing Authority after making your comments so it may be properly reflected in the minutes.” Resident Association Treasurer Barbara Darrohn reported that the residents are selling iced cream pops during the summer. There is a picnic on the 16th and a community garage sale on August 13th. A cross stitch picture is being donated.

New Business: The Board reviewed and discussed the most recent changes to the Admissions and Occupancy Policy and approved its revisions. Motion made by Cmsr. Fiedorczyk, seconded by Cmsr. Leonardo. Motion approved. The Board openly discussed its waiting list preferences and sought input from the public. Based on the unanimous support from the residents, the Board approved Resolution (2016-07) eliminating the Town of Newton preference, keeping only the Sussex County preference. Motion made by Cmsr. Leonardo, seconded by Cmsr. Fiedorczyk. Motion approved.

Adjournment: There being no further business, Motion was made by Cmsr. Nannery; seconded by Cmsr. Fiedorczyk. Motion approved, meeting adjourned at 6:30pm.

Respectfully submitted,

Kimberly Iozzi, PhD, Secretary to the Board