

**MINUTES: HOUSING AUTHORITY OF THE TOWN OF NEWTON, NJ
January 11, 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, January 11, 2016 in the Community Room at Liberty Towers. The meeting was called to order by Secretary Iozzi at 5:37 pm and roll call was taken. Chairman Nannery, Vice Chairman Carr (excused), Commissioner Fellner, Cmsr. Leonardo, Cmsr. Fiedorczyk, and Cmsr. Izquierdo. Executive Director, Kimberly Iozzi was also present.

Minutes of the December 14, 2015 regular monthly meeting were reviewed. Cmsr. Leonardo pointed out 3 clerical errors and made a motion to approve the minutes with changes; seconded by Cmsr. Fellner. Motion approved.

Bills for the period 12/1/15-1/7/16 were reviewed: There is a total of \$82,614.98 for normal operating prepaid. Motion made by Cmsr. Izquierdo; seconded by Cmsr. Fellner to approve payment of bills. Motion approved.

Communications:

Treasurer’s Report: Account balances as of 12/31/15: general ledger balance \$58,024.70; tenant security/escrow \$57,344.83; and \$63,650.44 NJ Cash Management Fund; NHA Post Employee Benefit Cost, \$27,545.64. Motion made by Cmsr. Fellner; seconded by Cmsr. Leonardo to accept the Treasurer’s report. Motion approved.

Secretary’s Report/ Old Business: The residents enjoyed a New Year’s Eve celebration and are planning to have a Kielbasa and sauerkraut dinner the Friday before Valentine’s Day. They are also planning a Valentine’s party with a children’s club, Kids for Kindness, on the 13th. The hospital will be facilitating a 6 week weight loss program for seniors that will incorporate educational sessions with a dietician and exercise.

The annual apartment inspection has been scheduled for January 25th, weather permitting. The fire pump line was scoped and demonstrated that the line was in good condition at the building, providing us with less costly alternatives for remediation of the flow problem. Detailed plans are forthcoming. A meeting has been scheduled with the Town Engineer to discuss drainage plans and our property. Additional work has been done on our boiler and heating system. There have not been outages since the last round of repairs were made.

Recertification for the 2nd and 3rd floors are underway. Alternatives for rent calculation and recertification are being explored. Our fee accountant has offered to assist if necessary. Tracey Goldstein, legal counsel, is planning to attend the next regularly-scheduled meeting in February to meet the Board.

We received \$13,725 in operating subsidy for 2016. There has been no notice on the 2016 capital fund program amounts or an indication of when it will be released.

An ad has been placed for a temporary-permanent position for a bookkeeper. Multiple applicants have expressed an interest. Janet has assisted me by agreeing to conduct preliminary telephone interviews before a traditional interview is granted. It is not known at this time if the individual hired for temporary bookkeeper will be able to assist with tenant rent calculations. Janet has agreed to assist me until we have a plan in place.

A special thanks to Cmsrs. Fiedorczyk and Nannery for assisting at the annual celebration in December.

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.”

Adjournment: There being no further business, Motion was made by Cmsr. Fiedorczyk; seconded by Cmsr. Izquierdo. Motion approved, meeting adjourned at 5:55pm.

Respectfully submitted,

Kimberly Iozzi, PhD, Secretary to the Board