

**MINUTES: HOUSING AUTHORITY OF THE TOWN OF NEWTON, NJ**  
**September 19, 2016 As amended**

“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, September 19, 2016 in the Community Room at Liberty Towers. The meeting was called to order by Chairman Nannery at 5:33 pm and roll call was taken. Chairman Nannery, Vice Chairman Carr (excused), Commissioner Rochelle, Cmsr. Leonardo, Cmsr. Fiedorczyk, and Cmsr. Izquierdo (excused). Executive Director, Kimberly Iozzi was also present.

**Minutes** of the August 8, 2016 regular monthly meeting were reviewed. Cmsr. Leonardo made a motion to approve the minutes; seconded by Cmsr. Fiedorczyk. Motion approved.

**Bills** for the period 8/1/16-8/25/16 were reviewed: There is a total of \$35,694.56 for normal operating prepaid. And \$2,175 for Capital Fund Program 15. Motion made by Cmsr. Nannery; seconded by Cmsr. Rochelle to approve payment of bills. Motion approved.

**Communications:**

**Treasurer’s Report:** Account balances as of 8/31/16: general ledger balance \$62,339.20; tenant security/escrow \$56,323.10; and \$63,639.56 NJ Cash Management Fund; NHA Post Employee Benefit Cost, \$37,548.10. Motion made by Cmsr. Leonardo; seconded by Cmsr. Nannery to accept the Treasurer’s report. Motion approved.

**Secretary’s Report/ Old Business:**

**RESIDENTS:** The resident association held a picnic on August 23<sup>rd</sup>. It was well-attended and enjoyed by everyone in attendance. A breakfast is scheduled for Tuesday, September 20<sup>th</sup>. A Meet & Greet and orientation is scheduled September 27<sup>th</sup>. The office received a request from St. Clare’s VNA to perform blood pressure screenings on Tuesday, September 20<sup>th</sup> from 9:30-11. The breakfast will be taking place, so anyone that wants their pressure taken can do so.

**BUILDING/GROUNDS:** Grass has been planted and is growing. Quotes obtained for carpet cleaning were higher than anticipated, so the work will be done in-house as time permits. The original water heater has stopped working and must be replaced. The estimate to perform this work is \$12, 540. The storm last week caused extensive tree damage. Tree limbs were cut, ground and removed . The intercom system may have been impacted by the storm. Repairs have been made today. There is another leak in the wall on the 2<sup>nd</sup> floor. The location has been identified and repairs have begun today. However, in order for the repair to be completed and a new valve to be installed, water will need to be shut off to the entire building on Wednesday, Sept. 21<sup>st</sup> for a couple of hours. There has been no additional work done to the fire pump main to date.

**ADMINISTRATION:** Requests for proposals for snow removal have been advertised and will be ready for the regular October meeting.

**FINANCE:** A draft of our annual audit has been received. It is another perfect audit with no findings or deficiencies. Unfortunately, as per Governmental Accounting Standards Board 68, the agency’s total pension liability has been booked, reducing cash by approximately \$500,000. This does not capture the fact that the agency has been making regular contributions to an account for post-employee benefits.

**PERSONNEL:** There are no changes at this time.

**COMMISSIONER ITEMS:**

**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, Audrey Snyder, reported that her smoke alarm red light is blinking.

**New Business:**

**Closed Session:** A motion to enter closed session in order to discuss an open investigation was made by Cmsr. Nannery, seconded by Cmsr. Fiedorczyk at 6:00 PM. Motion approved. A motion to end closed session was made at 6:15pm by Cmsr. Fiedorczyk, seconded by Cmsr. Nannery. Motion approved.

**Adjournment:** There being no further business, Motion was made by Cmsr. Fiedorczyk; seconded by Cmsr. Rochelle. Motion approved, meeting adjourned at 6:35pm.

Respectfully submitted,

Kimberly Iozzi, PhD, Secretary to the Board