

PLEASANTVILLE HOUSING AUTHORITY
156 North Main Street
Pleasantville, New Jersey 08232

COMMISSIONERS' MEETING
October 29, 2014

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, October 29, 2014 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:07 p.m. by Chairman Milton L. Hendricks who announced that public notice of the meeting pursuant to the Public Open Meetings Act of 1975 had been properly given by filing written notice to the Pleasantville City Clerk, the official bulletin board of the City and by mailing written notice to the Atlantic City Press.

1. ROLL CALL Chairman Hendricks called the roll and the following commissioners were in attendance: Commissioners Charles, Jeter-Green, Kincaid, Brooks, Santiago and Hendricks. Commissioner Mallette was excused. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and Michael Pender, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Kincaid, seconded by Commissioner Santiago for approval of the minutes of the meeting held on September 24, 2014. Roll call was taken and the motion was carried unanimously.

3. RATIFICATION OF BILLS Commissioners didn't receive September 2014 bills in the email sent, it was discussed that next month September bills will be ratified.

4. PUBLIC SESSION
No public was in attendance.

5. REPORT OF THE SECRETARY
Mr. Lawrence introduced Jose Andrade, new Maintenance Supervisor the replacement of Dave Harvey who left the Housing Authority.

Mr. Lawrence introduced Richard Larsen, Fallon & Larsen LLP, to the Board of Commissioners. Mr. Larsen explained in detail the report of Audit of Financial Statements and Supplemental Information Year end March 31, 2014. The Auditor states it is a good report.

Mr. Lawrence reported on the Neighborhood Stabilization Program (NSP 1). Mr. Lawrence mentioned all of the original 10 properties are complete. 105 Wellington Avenue is for sale.

Mr. Lawrence reported on NSP 3 Program. Mr. Lawrence reported 403 Linden Avenue is rented, 136 West Adams is up for sale, 142 West Adams was sold, 142 West Merion Avenue is a rental 305 Linden Avenue is under contract for sale. Mr. Lawrence reported 5 North Third Street and 13 Lake place has been rented.

Mr. Lawrence reported the 5 Plaza Place property is 85% complete and we would like to sell that property.

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Mr. Lawrence reported on the HUD update. Mr. Lawrence reported that we haven't received the official approval our Resident Assistance Demonstration (RAD) application. We will have to wait until after the election.

Mr. Lawrence updated the Board on our REAC score. We received the additional points. We went from 85% to 92%. The Pleasantville Housing Authority has again received "High Performer" status.

Mr. Lawrence reported that we were awarded \$136,000 FSS grant for 2015. The Community & Family Self Sufficiency (CFSS) and Housing Choice Voucher Family Self Sufficiency (FSS).

(a) Resolution #2014-38 Approving April 1, 2013-March 31, 2014 Independent Audit

After a lengthy explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-38. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2014-39 Approving Personnel Matters-Vacation, Performance Incentive...

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2014-39. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2014-40 Approving Personnel Matters- Other

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2014-40. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried unanimously.

(d) Resolution #2014-41 Executive Session

At 1:39 p.m., a motion was made by Commissioner Santiago to enter into executive session. Commissioner Jeter-Green seconded the motion. Roll call was taken and the motion was carried.

At 1:50 p.m., a motion was made by Commissioner Brooks to return to regular session. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried.

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6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a net income of \$36,124. Mr. Lawrence stated we are doing well in the program. Mr. Lawrence reported on the Housing Choice Voucher Program financials, HUD has increased the Admin Fees from 76% to 79%. Mr. Lawrence states both programs are operating in the black.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Jeter-Green to adjourn.

Respectfully submitted,

Vernon Lawrence
Secretary/Treasurer

Pleasantville Housing Authority

Rev. Dr. Milton L. Hendricks, Chairman

I hereby certify that the foregoing is a true copy of the Board Minutes adopted by the Board of Commissioners of the Pleasantville Housing Authority at a meeting held on the 29th day of October, 2014.

Vernon Lawrence, Executive Director