

**MINUTES OF THE 10/24/19 SCHEDULED SEPTEMBER MONTHLY MEETING OF THE BOARD OF COMMISSIONERS OF THE WEEHAWKEN HOUSING AUTHORITY HELD IN THE CONFERENCE ROOM OF THE “GREGORY AVENUE APARTMENTS” AT 525 GREGORY AVENUE, WEEHAWKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY.**

At 7:00 PM, the meeting was called to order. Chairman Facchini read the **STATEMENT OF COMPLIANCE** and led the **FLAG SALUTE**.

*Present were:*

*Chairman D. Facchini  
Commissioner C. Nersesian  
Commissioner M. Schmid  
Commissioner E. Bez  
Commissioner L. Lauricella-absent  
Commissioner C. Marchetti  
Commissioner A. Orecchio*

*Also present were:*

*Robert DiVincent – Executive Director  
William Katchen – Fee Accountant-absent  
Jason Capizzi- Board Attorney  
Raul Gonzalez-Tenant Liaison-absent  
DarleneVetter – Housing Authority Recorder*

**PREVIOUS MINUTES**

***Motion*** was made by Commissioner Nersesian, ***Seconded*** by Commissioner Marchetti to pass the ***9/26/19/ Scheduled September meeting minutes.***

*Chairman D. Facchini -abstain  
Commissioner C. Nersesian-aye  
Commissioner M. Schmid-aye  
Commissioner E. Bez-aye  
Commissioner L. Lauricella-absent  
Commissioner C. Marchetti-aye  
Commissioner A. Orecchio-aye*

*5-Ayes: 1 Abstain:*

**BIDS/PROPOSALS**

- a) *In regard to proposal from G.R.C. Mechanical for work on HVAC System for \$11,895.00, The Executive Director suggested that was a bit high and asked the Board that he be allowed to reach out to other vendors. The Board agreed as long as the work not exceed \$12,000. The Executive Director will follow up at next meeting.*

**RESOLUTIONS**

NONE

**CORRESPONDENCE**

NONE

**ACCOUNTANTS REPORT**

*In reviewing the report, everything looked in good shape with the exception of the Elevator Modernization but that will be made up once the work is completed.*

**PAYMENT OF OPERATING BILLS**

***Motion** was made by Commissioner Bez and **Seconded** by Commissioner Nersesian to pay October bills.*

*Chairman D. Facchini –aye  
Commissioner C. Nersesian-aye  
Commissioner M. Schmid-aye  
Commissioner E. Bez-aye  
Commissioner L. Lauricella-absent  
Commissioner C. Marchetti-aye  
Commissioner A. Orecchio-aye*

*Ayes: 6 Abstain:*

**PAYMENT OF RAD UPGRADE BILLS**

NONE

## REPORTS

### ATTORNEYS REPORT

*Mr. Capizzi stated that the Township attorney reached out to him in regard to the tenant that has restraining order against another tenant. Mr. DiVincent stated to the board that the Authority continues to work with those tenants in respecting the restraining order.*

### INSURANCE REPORT

*NONE*

### EXECUTIVE DIRECTOR'S REPORT

*Mr. DiVincent told the Board that Section 8 leased up 4 more and will continue to add additional family's on its program.*

### RAD 525 GREGORY-Project Based Voucher- 96

### SECTION 8 – Project base vouchers-28

*Housing Choice vouchers-188*

*Port out vouchers-27*

*Port in vouchers*

### INSPECTORS REPORT

*Total- 28 Pass-16 Fail - 12 Inconclusive*

## NEW BUSINESS

NONE

## OLD BUSINESS

- a) *Soffit at 525 repair specs.*
- b) *Lease up Section 8 Housing Choice Vouchers-update on progress of increasing Section 8.*
- c) *Elevator upgrade in progress. 1<sup>st</sup> elevator cab complete and in service. Both elevators will remain in service for a couple weeks to make sure all is well before 2<sup>nd</sup>. Cab taken out of service for repairs.*
- d) *8/22/2019-Notify HUD of RAD Cap. Improv. Advancement Re: 20 yr. plan*
- e) *8/22/19 Fencing solution for landscaping at 525*

**EXECUTIVE SESSION**

*The Board reviewed the salary structure and agreed, pending a review of the budget and availability of funds, to provide salary increase of 3.5% for any worker making less than \$21 an hour and 2.5% for any worker making more than \$21 an hour. Salary effective upon determination of budgeted available funds and will be retroactive as of January 1, 2019 and paid in a separate check. Employees will have the option to accept or rescind the raise.*

**REMARKS FROM CITIZENS**

NONE

**ADJOURNEMENT**

*At 7:10 PM motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian to adjourn meeting.*

*Chairman D. Facchini –aye  
Commissioner C. Nersesian-aye  
Commissioner M. Schmid-aye  
Commissioner E. Bez-aye  
Commissioner L. Lauricella-absent  
Commissioner C. Marchetti-aye  
Commissioner A. Orecchio-aye*

*Ayes: 6 Abstain:*

Respectfully submitted  
Darlene Vetter  
Housing Authority Recorder