

JANUARY

MINUTES OF THE 1/30/20 SCHEDULED ~~DECEMBER~~ 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
Commissioner C. Marchetti
Commissioner A. Orecchio*

Also present were:

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

PREVIOUS MINUTES

Motion was made by Commissioner Nersesian, **Seconded** by Commissioner Marchetti to pass the ~~12/30/20~~ Scheduled ~~December~~ meeting minutes.
12/18/20 December

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

7- Ayes: Abstain:

BIDS/PROPOSALS

- a) **Motion** was made by Commissioner Marchetti and seconded by Commissioner Schmid to approve Proposal for Architectural Services for Exterior Façade Repairs at 525 Gregory from R.S.C. Architects for \$11,000

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

7-Ayes: Abstain:

RESOLUTONS

NONE

CORRESPONDENCE

- a) HUD Approval letter for 5 year Annual Plan for 2020
b) Commissioners Appointments recap
c) The Board reviewed the Application and Certification for payment #6 in the amount of \$64,648.15 by Louis Gargiulo for Elevator Modernization and will approve under payment of bills.
d) Proposal was submitted in the amount of \$11,000. by R.S.C. Architects for: Architectural Services for the Exterior Façade Repairs at 525 Gregory Avenue.

Motion was made by Commissioner C. Marchetti and seconded by Commissioners M. Schmid to approve the proposal and move forward with this project.

The recorded vote being

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

7-Ayes: Abstain: 0

ACCOUNTANTS REPORT

- a) *Mr. Katchen reviewed the financials with the Board and explained the need to increase the Budget next year in certain areas and loss due to Capital Projects.*

PAYMENT OF OPERATING BILLS

*Motion was made by Commissioner Marchetti and **Seconded** by Commissioner Nersesian to pay JANUARY bills.*

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

7-Ayes: Abstain:

PAYMENT OF RAD UPGRADE BILLS

*Motion was made by Commissioner Marchetti and **Seconded** by Commissioner Nersesian to pay Application and Certification for payment #6 in the amount of \$64,648.15 to Louis Gargiulo for Elevator Modernization*

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

7-Ayes: Abstain:

REPORTS

ATTORNEYS REPORT

*Mr. Capizzi reviewed the HAP Contract and also the By-Laws.
Attorney will also review and propose at next month's meeting a No smoking policy.*

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

NONE

RAD 525 GREGORY-Project Based Voucher- 97

SECTION 8 –

INSPECTORS REPORT

NEW BUSINESS

- a) 1/30/2020- Review expense for Cloud storage.*
- b) 1/30/20 Executive Director review phone charges and see what can be consolidated.*
- c) 1/30/20 Roof door alarmed and is a sign posted.*

OLD BUSINESS

- a) Soffit at 525 repair specs.(spring)*
- b) Lease up Section 8 Housing Choice Vouchers*
- c) Elevator upgrade waiting on inspection*
- d) 8/22/2019-Notify HUD of RAD Cap. Improv. Advancement Re: 20 yr. plan*

EXECUTIVE SESSION
NONE

REMARKS FROM CITIZENS

- a) *The Board heard from a tenant at 525 Gregory Ave. Apt. 8-C regarding her concerns of Tenants smoking in the building and in their apartments. She advised that the smell in her apartment from cigarettes and marijuana was at times unbearable. She also notified the board that tenants were accessing the roof area to smoke. The board heard her complaints and will look into them. Assured her that a no smoking policy was being created.*
- b) *Same tenant also advised the board about the problem with mail order packages being taken from the area around the main mailbox.*

ADJOURNEMENT

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

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

7-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder