

MINUTES OF A RESCHEDULED MEETING OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE BOROUGH OF
HIGHLAND PARK



The Commissioners of the Housing Authority of the Borough of Highland Park met in a Rescheduled Session in the Community Room of the S.J. Kronman Apartments located at 242 South Sixth Avenue, Highland Park, NJ at 6:30 PM on April 10, 2013, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Sedehi and the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 was read by Kathy Blaha.

Upon roll call, those present and absent were as follows:

PRESENT

ABSENT

Commissioners:

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Mary Barnes, Commissioner
Morgan Chen, Commissioner
Robert MacKinney, Commissioner
Charlotte Quaintance, Commissioner
Diane Reh, Commissioner
Evelyn Sedehi, Chairwoman

Burton Weltman, Commissioner

Council Liaison:
Susan Welkovits

Authority General Counsel:
Terrence Corriston, Esq., Breslin & Breslin

Administration:
Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager
Kathy Blaha, Housing Director

Public Comment

Regis Methven, 3R, stated that a new flag was needed.

Nancy Bernstein, 5R, asked when the new washers and dryers would be delivered.

Executive Director Brightman responded that it would be early May.

M.P. (doesn't want to be identified) asked if walk-thrus were conducted before new tenants move in.

Executive Director Brightman responded that they were.

M.P. asked if the pull cords are completed.

Executive Director Brightman responded that the central station is hooked up but individual units have not been tested.

Doris Nadella, 2S, wants notices before the kitchen cabinets are replaced.

Executive Director Brightman responded that they will be given sufficient notice.

Dolores Van Liew, 4F, stated that the gazebo was dirty.

Karin Jackson, 3P, stated that people throw cigarette butts all around the building.

A motion to approve the minutes of the meeting held on March 20, 2013 was made by Commissioner Barnes and seconded by Commissioner Reh.

ROLL CALL:	Barnes	Chen	MacKinney	Quaintance	Reh	Sedehi	Weltman
AYES:	Barnes	Chen	MacKinney	Quaintance	Reh		
NAYS:	None						
Abstain:	Sedehi						
Absent:	Weltman						

The Chair thereupon declared said motion approved.

COMMENTS ON COMMUNICATIONS

Chairwoman Sedehi stated that Commissioner MacKinney has submitted a resignation letter effective 8/13/13. She thanked him for the advanced notice.

Chairwoman Sedehi asked if the energy audit was required.

Executive Director Brightman responded that it was.

Chairwoman Sedehi reviewed the proposed meeting dates.

- Reso #2013-27 – Approving the Revised Schedule of Meeting Dates for 2013

Motion moved by Commissioner Sedehi and seconded by Commissioner Chen to adopt Resolution #2013-27.

ROLL CALL:	Barnes	Chen	MacKinney	Quaintance	Reh	Sedehi	Weltman
AYES:	Barnes	Chen	MacKinney	Quaintance	Reh	Sedehi	
NAYS:	None						
Abstain:	None						
Absent:	Weltman						

REPORTS

Commissioner Barnes asked about the Section 8 report.

Executive Director Brightman responded that Highland Park has 145 vouchers but right now we can only afford to lease 138.

RESOLUTIONS

a) Reso #2013-14 – Approving an Acceptable Use Policy

Motion moved by Commissioner MacKinney and seconded by Commissioner Barnes to adopt Resolution #2013-14.

Discussion

Chairwoman Sedehi stated that believes all of Commissioner Weltman's changes were made.

ROLL CALL:	Barnes	Chen	MacKinney	Quaintance	Reh	Sedehi	Weltman
AYES:	Barnes	Chen	MacKinney	Quaintance	Reh	Sedehi	
NAYS:	None						
Abstain:	None						
Absent:	Weltman						

The Chair thereupon declared said motion approved.

b) Reso #2013-22 – Reso authorizing Highland Park Maintenance Staff to Utilize the WHA's 16 Passenger Van

Motion moved by Commissioner MacKinney and seconded by Commissioner Chen to adopt Resolution #2013-22.

Discussion

Chairwoman Sedehi asked where the van would be serviced.

Executive Director Brightman stated that it would be taken care of at the WHA's vendor.

Chairwoman Sedehi also asked where it would be parked.

Executive Director Brightman responded that it would be in the back by the maintenance room.

ROLL CALL:	Barnes	Chen	MacKinney	Quaintance	Reh	Sedehi	Weltman
AYES:	Barnes	Chen	MacKinney	Quaintance	Reh	Sedehi	
NAYS:	None						
Abstain:	None						
Absent:	Weltman						

The Chair thereupon declared said motion approved.

c) Reso #2013-23 – Reso of the BOC of HPHA Authorizing the Submission of the Executive Director's Certification and this Reso of Compliance to the NJ DCA

Motion moved by Commissioner Chen and seconded by Commissioner Barnes to adopt Resolution #2013-23.

ROLL CALL: Barnes Chen MacKinney Quaintance Reh Sedehi Weltman
AYES: Barnes Chen MacKinney Quaintance Reh Sedehi
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

d) Reso #2013-24 – Designating a Purchasing Agent for HPHA

Motion moved by Commissioner Barnes and seconded by Commissioner MacKinney to adopt Resolution #2013-24.

Discussion

Chairwoman Sedehi asked why this was being done.

Executive Director Brightman stated as an audit precaution. Our Interlocal Agreement states we would purchase for Highland Park but this resolution is more specific.

ROLL CALL: Barnes Chen MacKinney Quaintance Reh Sedehi Weltman
AYES: Barnes Chen MacKinney Quaintance Reh Sedehi
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

e) Reso #2013-25 – Resolution of the BOC of HPHA Approving an Intergovernmental Services Agreement

Motion moved by Commissioner Reh and seconded by Commissioner MacKinney to adopt Resolution #2013-25.

ROLL CALL: Barnes Chen MacKinney Quaintance Reh Sedehi Weltman
AYES: Barnes Chen MacKinney Quaintance Reh Sedehi
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

f) Reso #2013-26 – Adopting Monthly Bill List

Motion moved by Commissioner Chen and seconded by Commissioner Barnes to adopt Resolution #2013-26.

ROLL CALL: Barnes Chen MacKinney Quaintance Reh Sedehi Weltman
AYES: Barnes Chen MacKinney Quaintance Reh Sedehi
NAYS: None
Abstain: None

Absent: Weltman

The Chair thereupon declared said motion approved.

Reports

Counsel Corrison reported that the Judge allowed 45 days to “show cause” in the squatter case. The squatter has left the premises.

Commissioner Chen asked about the employee’s car vandalism decision.

Executive Director Brightman stated that the majority did not feel it was the authority’s place to reimburse her for the damage.

New Business

Executive Director Brightman handed out a memo requesting that the Board members participate in the on-line training so we can get an insurance (JIF) discount.

Second Public Comment

Regis Methven, 3R, stated that we need plants/flowers.

Executive Director Brightman stated that she was hoping the residents would form a Garden Club.

Chairwoman Sedehi stated that Rutgers has Master Gardeners.

Regis Methven stated that his sister in one.

Mr. Methven stated that they had their second Resident Council meeting and the following was discussed: cigarette butts, new flag, and flowers/plants.

Tom Domkae, 5L, stated that the exterminator was in his apartment and that he did not receive notice.

Executive Director Brightman checked on this and notice was given.

Karin Jackson stated that she has a cat and needs to know when he is coming.

Executive Director Brightman stated that the exterminator uses “green products.”

ADJOURNMENT

Motion by Commissioner MacKinney and seconded by Commissioner Barnes to adjourn at 7:07 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary