

MINUTES OF A REGULAR 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 Regular 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 Dec. 10, 2014, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Sedehi.

Housing Director Blaha read a Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that notice of this meeting of the Board of Commissioners of the Housing Authority of the Borough of Highland Park was provided in the following manner:

On December 17, 2013, a copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ, sent to Borough Hall for posting and was faxed to the Home News Tribune and Star Ledger and posted on the website.

The flag was saluted.

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

PRESENT

ABSENT

Commissioners:

Morgan Chen, Commissioner
Steve Chudnick, Commissioner
Charlotte Quaintance, Commissioner
Evelyn Sedehi, Chairwoman
Diane Reh, Commissioner

Amanda Thomas, Commissioner
Burton Weltman, Commissioner

Council Liaison:

Susan Welkovits (6:37 PM)

Administration:

Donna Brightman, Executive Director
Kathy Blaha, Housing Director-WHA
Runi Sriwardena, Housing Director-HP
Mike Yannuzzi, Maintenance Manager-WHA

Administration:

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Minutes:

A motion to approve the minutes of the regular meeting held on Nov. 12, 2014 was made by Commissioner Reh and seconded by Commissioner Chen.

ROLL CALL: Chen Chudnick Quaintance Reh Sedehi Thomas Weltman
AYES: Chen Chudnick Quaintance Reh Sedehi
NAYS: None
Abstain: None
Absent: Thomas Weltman

The Chair thereupon declared said motion approved.

Public Comment:

Chairwoman Sedehi congratulated Commissioner Chen on his new addition, baby Tiger.

Juan Ratliff, Apt. 219, family housing, stated that Housing Manager Sriwardena had a meeting with the Park Terrace tenants which he attended. It was stated that tenants are responsible for keeping their porches clean from debris and snow and it's in the lease. He stated that he would not clean the porch because he does not own it. He also stated that the Authority always takes his neighbors side, not his in a dispute.

Communications:

Chairwoman Sedehi asked if Bill Snyder was attending tonight's meeting.

Executive Director Brightman replied that he intended to but had a personal matter and would come to the January meeting.

Reports:

Executive Director Brightman's report – The Board congratulated the staff on the PHAS score – 97 out of 100.

Attorney's report – Counsel Corrison reported he is working on an eviction matter with Runi Sriwardena.

Accountant's report – Chairwoman Sedehi established a review committee for the accounting RFP's due to Executive Director Brightman by January 7. The committee will consist of Amanda Thomas, Steve Chudnick and Diane Reh.

The request for the extra day off was withdrawn by Executive Director Brightman.

JIF – Chairwoman Sedehi commented on the dividend Highland Park will receive from JIF in the amount of \$3,070.75.

Housing Manager Sriwardena's report – Commissioner Chen asked if the electric fire was due to socket overload.

Housing Manager Sriwardena answered that this was due to a faulty coffee pot.

Commissioner Chen asked why the smoke detector did not work.

Ms. Sriwardena stated that it did but there was some confusion.

Tenants in the audience stated that the alarm did not go off.

Executive Director Brightman asked Housing Manager to get the fire investigation report as suggested by Commissioner Reh.

Gus Patino's report – Board members commented on the thoroughness of Gus' report.

Chairwoman Sedehi asked how we deal with tenants that have backups.

Maintenance Supervisor Yannuzzi responded that it's hard to tell where the backup comes from.

Executive Director Brightman asked Housing Manager Sriwardena to bring this up at the next tenant meeting and to ask then not to put grease, wipes, etc., down the drain or in the toilet.

Committee Reports – Chairwoman Sedehi asked Facility Chair Chen to review the information the Executive Director sent out on the pull cords and landscaping services. Commissioner Chudnick will assist Commissioner Chen.

RESOLUTIONS

a) Reso #2014-36 – Adopting Monthly Bill List

Motion moved by Commissioner Chen and seconded by Commissioner Chudnick to adopt Resolution #2014-36.

Discussion

Chairwoman Sedehi asked about the interest on answer anytime.

Executive Director Brightman stated that it was taken off the bill.

ROLL CALL:	Chen	Chudnick	Quaintance	Reh	Sedehi	Thomas	Weltman
AYES:	Chen	Chudnick	Quaintance	Reh	Sedehi		
NAYS:	None						
Abstain:	None						
Absent:	Thomas	Weltman					

The Chair thereupon declared said motion approved.

b) Reso #2014-37 – Appointment of a Fund and Alternate Fund Commissioner

Motion moved by Commissioner Chen and seconded by Commissioner Reh to adopt Resolution #2014-37.

ROLL CALL:	Chen	Chudnick	Quaintance	Reh	Sedehi	Thomas	Weltman
AYES:	Chen	Chudnick	Quaintance	Reh	Sedehi		
NAYS:	None						
Abstain:	None						
Absent:	Thomas	Weltman					

The Chair thereupon declared said motion approved.

c) Reso #2014-38 – Annual Notice of Regular Meetings

Motion moved by Commissioner Chudnick and seconded by Commissioner Chen to adopt Resolution #2014-38.

Discussion

Commissioner Reh asked if November 11th was Veteran's Day.

Housing Manager Blaha responded that it is not.

ROLL CALL:	Chen	Chudnick	Quaintance	Reh	Sedehi	Thomas	Weltman
AYES:	Chen	Chudnick	Quaintance	Reh	Sedehi		
NAYS:	None						
Abstain:	None						
Absent:	Thomas	Weltman					

The Chair thereupon declared said motion approved.

New Business

Commissioner Reh stated that she saw Bob MacKinney and that Al Garlotti was not feeling well and to keep him in our thoughts.

Chairwoman Sedehi stated that the newsletter now goes to former commissioners.

Executive Director Brightman stated that Bob MacKinney came for lunch today.

Housing Manager Sriwardena stated that the laundry room was now in service. She further stated that we were waiting for rolling dumpsters to come in to put in the former laundry room so that tenants would not have to go outside to take out their garbage in inclement weather. The carpenter is putting a door on the room as well.

Executive Director Brightman stated that the garbage room will be closed after hours and on weekends.

Chairwoman Sedehi asked Councilwoman Welkovits if she had a report.

Councilwoman Welkovits stated that she did not and all is good.

Second Public Comment

Dolores Van Leu stated that the Veteran's program that Runi Sriwardena did was nice and everyone enjoyed it.

The Board shared her sentiment.

Ms. Van Leu then asked about the garbage.

Executive Director Brightman stated that the tenants will have to store the garbage in their apartments after hours.

Dee _____ asked if the blue cans will be taken away.

Executive Director Brightman responded that they will be.

Mr. Ratliff asked when the leaves will be cleaned up.

Chairwoman Sedehi stated that the Board is reviewing the landscaping.

Mr. Ratliff stated that in his prior residence the exterminator sprayed twice a month.

Executive Director Brightman stated that we follow HUD's Green Extermination protocol.

Councilwoman Welkovits stated that Highland Park has a Sustainable Silver Certification and they follow green protocol.

Mr. Ratliff stated that his carbon monoxide detector malfunctioned and he called the Fire Dept. and Kettly. He stated maintenance replaced the detector and yelled at him for not following the work order system.

Ms. Sriwardena explained to Mr. Ratliff the importance of following protocol and that work orders are logged and kept track of and not to call Kettly for work orders.

ADJOURNMENT

Motion by Commissioner Chudnick and seconded by Commissioner Chen to adjourn at 7:05 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary