

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 December 12, 2019, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chair Martinez.

Housing Director Sriwardena read the 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 April 16, 2019, 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 pledge of allegiance was recited.

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

PRESENT

ABSENT

Commissioners:

Commissioners:

Regis Methven, Commissioner
Steve Chudnick, Commissioner
Diane Reh, Commissioner
Raysa Martinez, Chair
William Rainwater, Commissioner
Evelyn Sedehi, Commissioner

Ruby Hope, Commissioner

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Council Liaison:

Matthew Hale (6:45 PM)

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director
Mike Yannuzzi, Maintenance Mgr. WHA

Minutes:

A motion to approve the minutes of the regular meeting held on October 10, 2019 was made by Commissioner Sedehi and seconded by Commissioner Chudnick.

Discussion

Chair Martinez stated that on page 3, 5th line, shen should be she.

ROLL CALL: Chudnick Hope Martinez Methven Rainwater Reh Sedehi
AYES: Chudnick Martinez Rainwater Sedehi
NAYS: None
Abstain: Hope
Absent: Methven Reh

The Chair thereupon declared said motion approved.

Public Comment I:

Angela Perrone, 1J, stated that she re-certified and gave all of her original paperwork to a staff member. The staff member stated that she returned the originals but she did not. She is very disappointed and the staff person made her feel stupid as she did not get the paperwork back. She presented Housing Director Sriwardena with a bill as she had to get copies made of her original paperwork.

Donna Harring, 6H, read a poem she wrote in appreciation of the staff and the work that has been done.

Joanne Rodgers, 1C, thanked the staff for their hard work and efforts during the construction process as all were stressed. She stated that she loves her new bathroom and the new common area floor.

New Business: none

Communications: none

Attorney's Report: none

Counsel Corrison wished all a happy holiday and New Year.

Account's Report: none

Executive Director Brightman commented that new budgets will be available in January.

Executive Director's Report:

Executive Director Brightman reported that all the RAD work has been completed at Kronman except for the punch list. In addition, the contingency fund was used to paint the entire building and to replace the first floor carpet. Now we have to recertify the tenants one more time for compliance.

Joanne Rodgers asked about apartment inspections.

Executive Director Brightman stated HQS inspections are conducted on the units as all tenants now have vouchers.

Staff Reports:

Chair Martinez asked for an update on the cell service.

Housing Director Sriwardena explained that the building is in a low service area and that Verizon was willing to give extenders to all that have Verizon to improve their cell service.

Chair Martinez asked if everyone got new locks.

Housing Director Sriwardena responded, yes.

Matt Hale thanked the administration for working quickly to resolve the cell service issues.

Commissioner Chudnick asked if the Section 8 units will pass on re-inspection.

Housing Director Sriwardena responded, yes.

Committee reports:

Chair Martinez reported that a meeting of the Personnel Committee was held today. She inquired as to the procedure to inform the other members.

Executive Director Brightman stated that personnel items cannot be discussed in public without serving a RICE notice to the person(s) being discussed.

Counsel Corriston confirmed this.

RESOLUTIONS

a) Reso #2019-40 – Adopting Monthly Bill List for October/November 2019

Motion moved by Commissioner Sedehi and seconded by Commissioner Rainwater to adopt Resolution #2019-40.

ROLL CALL:	Chudnick Hope Martinez Methven Rainwater Reh Sedehi
AYES:	Chudnick Hope Martinez Rainwater Sedehi
NAYS:	None
Abstain:	None
Absent:	Methven Reh

The Chair thereupon declared said motion approved.

b) Reso #2019-41 – Appointment of a Fund and Alternate Fund Commissioner for 2020

Motion moved by Commissioner Sedehi and seconded by Commissioner Chudnick to adopt Resolution #2019-41.

Discussion

Commissioner Rainwater asked if we were still in the JIF.

Executive Director Brightman responded, yes. Park Terrace is but Kronman is not and is insured otherwise.

ROLL CALL: Chudnick Hope Martinez Methven Rainwater Reh Sedehi
 AYES: Chudnick Hope Martinez Rainwater Sedehi
 NAYS: None
 Abstain: None
 Absent: Methven Reh

The Chair thereupon declared said motion approved.

- c) Reso #2019-42 – Reso to Approve Change Orders #2, 3, 4 and 5 for RAD Improvements at Samuel J. Kronman for Santorini Construction Increasing the Contract Amount to \$1,465,441.90

Motion moved by Commissioner Sedehi and seconded by Commissioner Chudnick to adopt Resolution #2019-42.

Discussion

Chair Martinez asked about approvals.

Executive Director Brightman stated that the change orders were approved by the A/E and HMFA.

Commissioner Sedehi asked how many balconies were repaired.

Housing Director Sriwardena responded, four.

ROLL CALL: Chudnick Hope Martinez Methven Rainwater Reh Sedehi
 AYES: Chudnick Hope Martinez Rainwater Sedehi
 NAYS: None
 Abstain: None
 Absent: Methven Reh

The Chair thereupon declared said motion approved.

Old Business: none

Public Comment II

Nancy Melendez, 4K, asked if all the work was completed.

Executive Director Brightman responded, no, there is a punch list that needs to be addressed.

Ms. Melendez stated that the floor was coming up on the 4th floor.

Angela Perrone, 1J, stated that there were many issues with the construction! She stated that the roof leaked and damaged 4 apartments, and during the balcony repair 3 cars were damaged, the painters got paint on the doors, the window contractor had to come back to install window stops, the locks were changed and some keys did not work.

Executive Director Brightman stated the issues will be addressed on the punch list.

Dee Donnelly, 1H, stated a draft was coming into her apartment from the windows.

Housing Director Sriwardena stated it's more likely the PTAC unit and she will have Joe Thurston check on it.

Ms. Melendez, said she had a similar problem and it was that her window was not fully closed.

Karin Jackson, 3P, stated that she loves her new shower and thanked everyone.

Debbie Bradley, 6F, asked why the window stops were put in as she liked the full opening.

Executive Director Brightman stated that it is for the tenants' protection.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Hope to adjourn at 6:55 PM.

All commissioners present voted in favor.

Chair Martinez wished all a Happy Holiday season.

Donna Brightman, Exec. Director/Secretary