

**HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
MONTHLY BOARD OF COMMISSIONERS MEETING
MAY 2, 2018**

Chairman Schmidt called the meeting to order at 6:03PM and stated that the meeting was being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, NJSA 10:4-6. Notice of the meeting was sent to the Courier Post and South Jersey Times on 7/7/2017 and published in the Post on 7/12/17 and in the Times on 7/18/17. Notice was also transmitted to the Borough Clerk on 7/7/2017 and posted on the bulletin board in Wooster Towers. The meeting was held at the John Leshar Senior Center located at 49 Berlin Road, Clementon, New Jersey.

Salute to flag.

Upon roll call the following were present: Commissioner Casella, Commissioner Closs, Vice-Chairman Cater and Chairman Schmidt. Also present at this meeting were Ken Paris, Executive Director, Anthony H. Ogozalek, Jr., Solicitor, and Barbara J. Murray, Secretary. Absent: Commissioner Armbruster and Commissioner Watson.

APPROVAL OF MINUTES

Chairman Schmidt asked for a motion to approve the minutes of the March 14, 2018 Board of Commissioners Monthly Meeting and Executive Session Minutes in block as submitted. Commissioner Casella, seconded by Vice-Chairman Cater made a motion to approve the minutes of the March 14, 2018 Board of Commissioners Monthly Meeting and Executive Session Minutes in block as submitted. Voice vote: All ayes. The motion carried.

APPROVAL OF BILLS

Chairman Schmidt asked for a motion to approve the payment of bills from March 15, 2018 to May 2, 2018 with proper certification. Commissioner Casella, seconded by Vice-Chairman Cater made a motion to approve the payment of bills from March 15, 2018 to May 2, 2018 with proper certification. Roll call vote: Ayes: Commissioner Casella, Commissioner Closs, Vice-Chairman Cater, and Chairman Schmidt. The motion carried.

MANAGEMENT REPORT

Chairman Schmidt asked if anyone had any questions pertaining to the management report; there were none.

OLD BUSINESS

Chairman Schmidt advised that there is only one item under old business, Resolution HA18-6 Approving the Corrective Action Plan; Chairman Schmidt asked Solicitor Ogozalek if he could write the language for the resolution.

NEW BUSINESS

Elevator Contract

Chairman Schmidt advised that the quote for the elevator contract was under the threshold so therefore we do not have to do an RFP; Ken Paris has recommended that we accept the quote from Atlas Elevator. Mr. Paris advised that they are less per month than what we are paying now and parts are included. A discussion followed.

Budget – FYE 06/30/2019

Chairman Schmidt advised that he sent an e-mail to our accountant regarding the budget and he has not heard back. Chairman Schmidt advised that he would be away and asked Vice-Chairman Cater to reach out to the accountant to see when the budget would be sent so that the Board could review and discuss it. A discussion followed.

Letter from HUD

Chairman Schmidt advised that we have received a letter from HUD informing us that we are a low financial performer (we received a score of 10 out of 25 under financials on the PHAS Score Report; we are designated as sub-standard in financial. The letter went on to give us suggestions as to what actions the Board could take. Chairman Schmidt advised that he would like to reply to the letter thanking HUD for contacting us and would like to take this opportunity to request a formal meeting with them either here in Clementon or in Washington, D.C. or Newark, N.J. Mr. Paris said that he did respond to the letter using the corrective action plan that we now have in place and we have not heard back from them. A discussion followed. The Board unanimously agreed that Chairman Schmidt send an e-mail to HUD regarding this issue.

Award Elevator Contract

Chairman Schmidt, seconded by Commissioner Casella made a motion to award the elevator contract to Atlas Elevator. Voice vote: All ayes. The motion carried.

Housing Authorities vs. HUD Lawsuit

Chairman Schmidt advised that we received a letter from the law firm representing the housing authorities in the lawsuit with HUD saying that the case has been dismissed but that they will be appealing this decision sometime in July. A discussion followed.

PUBLIC

Chairman Schmidt advised that any members of the public wishing to address the governing body of the Housing Authority of the Borough of Clementon may do so after being recognized by the Chair. Public comment will be limited to three (3) minutes per person. Anyone wishing to address the governing body again may do so for an additional three (3) and final minutes. Chairman Schmidt asked if anyone wanted to address the governing body. There was no public in attendance.

Comments from Executive Director

Ken Paris advised the Board that he and Ms. Murray reviewed Collingswood Housing Authority's policy on smoking and used it as a template for the smoking policy here at Wooster Towers; he asked that the Board

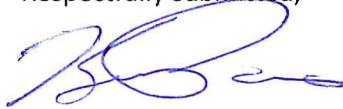
review it so that it could be approved at the next meeting as this must be in effect by July 2018. A discussion followed.

Mr. Paris also advised that he has spoken to Maria Cimino, our Housing Consultant, regarding our Five-Year Plan and included in his management report the things he would like to see accomplished.

Mr. Paris also advised that he has been getting phone calls from a company who may be interested in renting space on our roof for their cell towers. A discussion followed.

Vice-Chairman Cater, seconded by Commissioner Casella made a motion to adjourn at 6:33PM. Voice vote: All ayes. The motion carried.

Respectfully submitted,



Ken Paris
Secretary