REGULAR MEETING OF THE HOUSING AUTHORITY OF THE BOROUGH OF LODI

CALL TO ORDER: PLEDGE OF ALLEGIANCE:										
N	NOTICE OF MEETING: This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape-recorded.									
<u>R</u>	OLL CA	<u>\LL</u> : Cody Exec	/ utive	Di Chiara Director	a Lyne Attori	ch ney	Riley Secretary	Woods	Caruso eputy Directo	Marra or
<u>B</u>	IDS:									
<u>A</u>	APPROVAL OF MINUTES: Regular Meeting – October 23, 2014									
<u>C</u>	1. RE 2. Ce 3. D'/	ertification of Aries & Son a. b.	tion of SEM/ s/High Refer above Refer	AP (Sectior lands Insur to LHA em e; and to Dept. of	n 8) submiss rance Co/Lh nail notice of HUD email	sion cove IA – fully f 11/7/14 respons	to Dept. of I se of 11/10/1	//30/14 ettlement / HUD of Se 4 referenc	Agreement – re ttlement Agree ing same	eceived & filed ement referenced
	 4. LHA/JIF Insurance Dividend of \$6,792.35 – to be applied to FYE 09/30/15 premium 5. Eva Grecco (DVP #15D) – telephone <u>inquiries</u> to Dept. of HUD a. 1st call – basically eludes to "rent not being adjusted" – see HUD email inquiry dated 10/24/1 & LHA's response to HUD on 10/29/14 – to be discussed b. 2nd call – questions HUD, " why her son is not allowed to move back into her apartment." – see HUD email dated 10/29/14 and refer to LHA's brief email response to HUD on 10/30/14 and detailed response on 11/06/14 with HUD's acknowledgement email of 11/06/14 – to be discussed Note: Attachment to LHA emails referenced in #5 above not included (previously distributed)! 									
R R M R	EPORT EPORT IONTHI EPORT	OF EXEC	OUNT/ IRITY: - PUB UTIVI	ANT: : LIC HOUS E DIRECT			<u>8</u> : R OF SEC1	<u>'ION 8</u> :		
<u>R</u>	ESOLL	ITIONS:	******************************							
	1.	Resolution	#14-		None at this	s time				
	2.	Resolution	#14-							
	I									

REPORT OF COMMISSIONERS:

3. Resolution #14-

OLD BUSINESS:

NEW BUSINESS:

GOOD & WELFARE:

HEARING OF CITIZENS:

UNFINISHED BUSINESS:

ADJOURNMENT:

REPORT OF ATTORNEY:

1. NEED UPDATE:

- M. Rouf (former Section 8 Participant) owes LHA \$29,000± also, LHA filed complaint for fraud Response due 11/11/14
- ➢ Gloria Cortez former Section 8 Participant (81 Charles Street, Apt. #2) Terminated arrearages owed of \$3,347.00 Court Appearance 10/15/14 Settlement Agreement also, what about legal fees??
- ➤ Christina Johanneman Former Section 8 Participant owes \$1,300 (plus legal & filing fees \$1,854) Civil Action filed 11/03/14
- Executive Director's request for Legal Advisory opinion pertaining to SHBP Employer/Employee Premium Plan Cost Payments – see attached
- > Open Public Meeting & requirements see attached
- ➤ Elizabeth Stellato (DVP #13D) Two-Year Probation Agreement signed and on file for reference refer to Executive Director's Report

	 Barbara Vlachogiannis (DVP #21E) – refer to Executive Director's Report
*Need M	otion to go into Closed Session Pertaining to Ongoing & Possible Litigation
	Motion: Seconded:
	> Any Other Pending Litigation to be Discussed?
*Motion t	to end Closed Session & Return to Regular Order of Business
	Motion: Seconded:

REPORT OF SECURITY:

1.	Report pertaining to Eva Grecco's discussion with Security on 11/07/14 in De Vries Park Community
	Room

2. Report pertaining to Jeff Perreira, DVP, Apt. 5F

MONTHLY BILLS AGENDA -- NOVEMBER 2014

PUBLIC HOUSING & SECTION 8

			CHK	COLONION			
CHECK PAYABLE TO DATE # EXPLANATION AMOUNT							
	DISBURSEMENT	ΓAS REFL	ECTE	D IN PAYROLL PERIOD			
	10/12/14 thru 10/25/14 AND 10/26/14 thru 11/09/14 ARE HEREBY APPROVED						
1	Cablevision	11/03/14		Cable TV (Senior Complexes)	539.35		
2	Purchase Power	11/03/14		Stamp Machine Contract	320.99		
	American Messaging	11/03/14		Maintenance Emergency Beepers	64.87		
4	Complete Saw Service	11/07/14		State required Gas Cans w/safety cap	123.85		
5	U.S. Overall Cleaners	11/07/14		Uniform Rental	525.00		
	Mazteck	11/07/14		Remote Computer Repair (Carol)	150.00		
7	Wallington Plumbing & Heating Supp			2 Faucets / Stock	506.35		
	Fema Flood Payments	11/07/14		Flood Ins (All locations)	6,025.00		
	Anchor Pest Control	11/07/14		Monthly Service (October)	275.00		
		11/07/14		Refrige Repair (7-F)	154.30		
11	John's Service	11/07/14		Oil Change / Rotate Tires	119.75		
12	Verizon	11/07/14		Phones	30.36		
13		11/07/14		Maintenance Cell phones	426.20		
<u> </u>	Noreika Service Station	11/07/14		Gas for Admin/Maintenance Vehicles	390.00		
	Jay Bee Flooring, LLC	11/07/14		10-A & NM-15 Floor refinish	1,676.00		
	Advance Fireproof Door, Inc.	11/07/14		Basement Fireproof Doors	558.27		
	Ricciardi Brothers-Maplewood	11/07/14		Paint for Hallways and Doors	2,186.18		
	Wilmar	11/07/14	 	Carbon Detectors/Faucets	1,699.54		
	Garfield Lumber & Millworks, Inc.	11/07/14		Door Closers / Stock	426.21		
	Dor-Win Mfg.	11/07/14		Screens	1,671.00		
	Jersey Elevator Co., Inc.	11/07/14		Monthly Service (October)	162.90		
	3-D Communications	11/07/14			250.00		
_	Interstate Waste Services Of New Je				1,685.10		
	ADI	11/07/14		Hard Wired Smoke Alarms	387.48		
\vdash	Jewel Electric Supply Co.	11/07/14	 		439.80		
	Noreika Service Station	11/07/14		Section 8 Gas	88.00		
	3g Software Technology, Inc.	11/07/14		Sec 8 November HAP Checks	1,733.93		
	W.B. Mason Co., Inc.	11/07/14		Office Stock	461.86		
	Poland Springs Direct	11/07/14	 	Office Coffee, Water Cups	113.90		
	Peckar & Abramson	11/14/14		D'Aries Litigation	5,000.00		
-	Wallace Nowosielecki	11/14/14		Monthly PH Accountant Fee	1,166.66		
	Sgts . Maintenance, LLC	11/14/14		Monthly Office Cleaning	1,280.00		
	John's Service	11/14/14	·	Oil Change / Mirror Replacement	259.13		
34	Complete Saw Service	11/14/14	 	Service Machines for Winter	1,470.60		
	Teletrac, Inc.	11/14/14	9629	GPS service for Trucks	6.60		
36	North Jersey Media Group	11/14/14		Bergen Record Advertisement	194.59		
	Passaic Valley Water Commission	11/14/14		Water Bill - All Projects	5,698.71		
	Direct Supplies Warehouse	11/14/14		Blinds	1,048.20		
	Ams Ties, Inc.	11/14/14	4	S-8 Backround Checks	135.00		
	Wallace Nowosielecki	11/14/14		Monthly S-8 Accountant Fee	1,166.67		
	Alicia Reilly	11/14/14		Computer Training Reimbursement	360.00		
	NJ Div of Pensions & Benefits	11/14/14		1,1-1,1-1	20,121.74		
·	NJ Div of Pensions & Benefits	11/14/14			5,523.81		
	NJ Div of Pensions & Benefits	11/14/14			6,766.16		
45	US Dept of HUD	11/12/14	HAP	2013 HCV Shortfall Funds	21,591.00		
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	\$a		<u> </u>				
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REPORT OF EXECUTIVE DIRECTOR:

 Approximate interest earned for October 2014 is \$160.00± for the new FYS 10/01/14 total of \$160.00±

			102012	NAME OF STREET		
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	t at any	4164		RFI		

	CONTRACT FOR:	CONTRACT AWARDED TO:
1.		
2.		
, in	CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPI WITHIN EXECUTIVE DIRECTOR'S THRESH	
6	I HERERY CERTIEV ALL CONTRACT PRICES WERE ORTAIN	NED IN COMPLIANCE WITH LHA AND

	WITTING EXEC	OTIVE BIREGION O THREEHOLD TO AWARD
		ONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.
~ Per	sonnel – N	eed Motion to go into Closed Session ~
	Motion: Seconded:	_
	CLOSED SI	ESSION & RETURN TO REGULAR ORDER OF BUSINESS
	Motion: Seconded:	_

REPORT OF DEPUTY DIRECTOR/ADMINISTRATOR SECTION 8:

- 1. To date, there are 447 HCV/Section 8 Participants presently on the program
- 2. 2nd Request to PSE&G for refund of third-party supplier overcharges \$4,827.52 see attached **to be discussed**
- 3. FEMA Reimbursement Update

RESOLUTIONS:

1. Resolution #14-	None at this time
2. Resolution #14-	
3. Resolution #14-	