

**REGULAR MEETING OF THE HOUSING AUTHORITY OF THE BOROUGH OF LODI**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**NOTICE OF MEETING:** This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape-recorded.

**ROLL CALL:** Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Riley \_\_\_ Woods \_\_\_ Caruso \_\_\_ Marra \_\_\_  
 Executive Director \_\_\_ Attorney \_\_\_ Secretary \_\_\_ Deputy Director \_\_\_

**BIDS:**

**APPROVAL OF MINUTES:** Regular Meeting – October 23, 2014

**COMMUNICATIONS:**

1. REAC Notification of scheduled dwelling unit inspections – January 12/13, 2015
2. Certification of SEMAP (Section 8) submission covering FYE 09/30/14
3. D'Aries & Sons/Highlands Insurance Co/LHA – fully executed Settlement Agreement – received & filed
  - a. Refer to LHA email notice of 11/7/14 to Dept. of HUD of Settlement Agreement referenced above; and
  - b. Refer to Dept. of HUD email response of 11/10/14 referencing same
4. LHA/JIF Insurance Dividend of \$6,792.35 – to be applied to FYE 09/30/15 premium
5. Eva Grecco (DVP #15D) – telephone inquiries to Dept. of HUD
  - a. **1<sup>st</sup> call** – basically eludes to “rent not being adjusted” – see HUD email inquiry dated 10/24/14 & LHA’s response to HUD on 10/29/14 – **to be discussed**
  - b. **2<sup>nd</sup> 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)!**

**REPORT OF ATTORNEY:**

**REPORT OF ACCOUNTANT:**

**REPORT OF SECURITY:**

**MONTHLY BILLS – PUBLIC HOUSING – SECTION 8:**

**REPORT OF EXECUTIVE DIRECTOR:**

**REPORT OF DEPUTY DIRECTOR/ADMINISTRATOR OF SECTION 8:**

**RESOLUTIONS:**

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

**REPORT OF COMMISSIONERS:**

**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 Motion to go into Closed Session Pertaining to Ongoing & Possible Litigation**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

- **Any Other Pending Litigation to be Discussed?**

**\*Motion 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



**REPORT OF EXECUTIVE DIRECTOR:**

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

2. **CONTRACT REPORT:**

CONTRACT FOR:		CONTRACT AWARDED TO:
1.		
2.		
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD		

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

**~ Personnel – Need Motion to go into Closed Session ~**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

**~ MOTION TO END CLOSED SESSION & 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. 2<sup>nd</sup> 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-	