

MINUTES OF THE REGULAR
MEETING OF THE HOUSING
AUTHORITY OF THE BOROUGH OF
LODI, HELD ON THURSDAY, MARCH
20, 2014 AT THE HOUSING
AUTHORITY OF THE BOROUGH
OF LODI, 50 BROOKSIDE AVENUE,
LODI, NEW JERSEY

Chairman Allen Riley called the Regular Meeting to order at 5:00 P. M.

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

Upon call of the roll, the following Commissioners were found to be present and absent. Present were: Chairman Alley Riley, Commissioners Daniel Cody, Paul Vincent Lynch, Robert Marra, Also present were: Thomas DeSomma, Executive Director, Conrad M. Olear Esq., and Gary Luna, Deputy Director.

Commissioner Albert Di Chiara entered the meeting at this point 5:05 P.M.

Absent were: Commissioner Vincent Caruso and Lenore Morrell, Secretary,

A Moment of Silence for the Passing of Commissioner WILLIAM J. "BILLY" MASOPUST, JR.

BIDS:

1. Rennie Place Community Room – still under review by LHA Architect and upon A & E's report, all documents will be forwarded to LHA Attorney for final review.

A motion was made by Commissioner Cody and seconded by Commissioner Riley to approve the minutes of the Regular Meeting of January 20, 2014 and February 20, 2014. Upon call of the roll, the Commissioners vote was as follows:

| | |
|------------------------|------|
| AYES | NAYS |
| Commissioner Cody | |
| Commissioner Lynch | |
| Commissioner Marra | NONE |
| Commissioner Di Chiara | |
| Commissioner Riley | |

COMMUNICATIONS:

1. **GOOD NEWS!** PVW Rebate for LHA = \$50,909.85+ to be explained
2. Notice to Record to reschedule 03/20/14 Regular Meeting from 7:00

MINUTES REGULAR MEETING- MARCH 20, 2014 – PAGE 2:

P.M. to 5:00 P.M.

- 3. FYE 09/30/13 Independent Public Audit (IPA) – refer to Resolution #13-16

REPORT OF ATTORNEY:

UPDATE – ON Eviction and Hearing against:

- 1. Mohammed Rouf – just received amended amount he owes. *If he refuses to pay we will have to file judgment against him.*
- 2. *Had hearing on 03/13/14 (DVP #1-D) will send my decision on this.*

NON PAYMENT OF Rent:

- Bonomo (DVPA# 17-D) – went to court on this, they did not show up. A court order was issued for Non-Payment of Rent.

Letter of appeal sent to NJMVC pertaining to Anthony Carpino Sr.. Maintenance Repairer, LPL have not heard anything will call Trenton again.

Commissioner Cody;: What about Luterzo?

Attorney: I’m sorry I skipped over that. She went to Legal Aid, She has been paying \$50.00 per month. We spoke to her about paying \$75.00 per month..

I will schedule a hearing with Cutrona and Kelps (L.P. Reports/Complaints were filed)

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to pay the monthly bills for Conventional Housing and Section 8. Upon call of the roll, the Commissioners vote was as follows:

| | |
|------------------------|------|
| AYES | NAYS |
| Commissioner Cody | |
| Commissioner Lynch | |
| Commissioner Marra | NONE |
| Commissioner DI Chiara | |
| Commissioner RILEY | |

REPORT OF EXECUTIVE DIRECTOR

No Contract reports this meeting

Non-Smoking Policy – to be discussed

Be advised LHA will be advertising to receive RF Qs for Fee Attorney, Fee Accountant, Independent Public Auditor (IPA) – which should be before Board (April 2014) for consideration and possible adoption

Reminder Flyer to all PH Residents to report all family income.

Notice to PH Residents who failed to report employment income resulting in rent balances owed:

- a. John Finn, DVP #10-E- \$1,036.00
- b. J. Martinez DVP 7-B – \$5,440.00

REPORT OF DEPUTY DIRECTOR/ADMINISTRATOR OF SECTION 8:

- 1. To date there are 433 HCV/Section I Participants presently on the program
- 2. Refer to NJPHA/JIF Claim for North Main Street water break - \$5,436.92
- 3. Update on FEMA Funding (Payment due LHA)
- 4. Commercial Sale/Lease Agreement to rent first floor –
- 5. DVP #3F – installation of new kitchen cabinets due to water damage –also see related NJPHA JIF claim of \$8,097.07 for all related costs from damages incurred

RESOLUTION NO. 13-14

PUBLIC HOUSING OPERATING BUDGET – REVISION #1– FYE 09/30/14

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissure Di Chiara. Upon call of the roll, the Commissioners vote was as follows:

| | |
|------------------------|------|
| AYES | NAYS |
| Commissioner Cody | |
| Commissioner Lynch | |
| Commissioner Marra | NONE |
| Commissioner DI Chiara | |
| Commissioner Riley | |

RESOLUTION No. 13-15

SECTION 8 OPERATING BUDGET – REVISION #1 – FYE 09/30/14

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Lynch and seconded by Commissioner Di Chiara: upon call of the roll, the Commissioners vote was as follow:

| | |
|-------------------|-------|
| AYES | NAYES |
| Commissioner Cody | |

| | |
|------------------------|------|
| Commissioner Lynch | |
| Commissioner Marra | NONE |
| Commissioner Di Chiara | |
| Commissioner Riley | |

RESOLUTION No. 13-16

CERTIFYING RESOLUTION – COMMISSIONERS’ RECEIPT OF FYE 09/30/13 IPA

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Lynch and seconded by Commissioner Di Chiara. Upon call of the roll, the Commissioners vote was as follows

| | |
|------------------------|------|
| AYES | NAYS |
| Commissioner Cody | |
| Commissioner Lynch | |
| Commissioner Marra | NONE |
| Commissioner Di Chiara | |
| Commissioner Riley | |

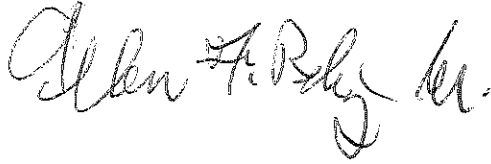
A motion was made by Commissioner Di Chiara and seconded by Commissioner Marra at 5:30 P.M. to adjourn the meeting. Upon call of the roll, the Commissioners vote was as follows:

| | |
|------------------------|------|
| AYES | NAYS |
| Commissioner Cody | |
| Commissioner Lynch | |
| Commissioner Marra | NONE |
| Commissioner Di Chiara | |
| Commissioner Riley | |

The chairman there upon declared the meeting as closed.



Thomas De Somma
Executive Director



Allen Riley
Chairman

Transcribed by  Typed by 

MONTHLY BILLS AGENDA - MARCH, 2014

PUBLIC HOUSING & SECTION 8

| | CHECK PAYABLE TO | INVOICE DATE | CHEC K# | EXPLANATION | AMOUNT |
|--|------------------------|--------------|---------|------------------------------|---------------|
| Disbursement as reflected in payroll period 2/6/14 - 3/14/14 are hereby approved | | | | | |
| 1 | ALUMINUM WINDOWS | 1/16/14 | 9025 | DVP SCREENS, ETC. | \$736.50 |
| 2 | U.S.OVERALL CLEANING | 2/28/14 | 9026 | C;LEANING MAINT. UNIFORMS | \$420.00 |
| 3 | VERIZON | 2/26/14 | 9027 | ELEVATOR PHONE | \$ 60.28 |
| 4 | NJ DIVISON OF PENSIONS | 3/3/14 | TEPS | SHBP EMPLOYER HEALTH COV. | \$ 18,321.95 |
| 5 | NJ DIVISON OF PENSIONS | 3/3/14 | TEPS | SHBP EMPLOYER RETIRED COV., | \$ 5,523.81 |
| 6 | SIEGEL'S HARDWARE | 2/25/14 | 9028 | SHOVELS, JUMPER CABLES ETC | \$ 349.77 |
| 7 | PECKAR & ABRAMSON | 2/14/14 | 9029 | D'ARIES LEGAL AGREEMENT | \$ 5,000.00 |
| 8 | MONTANA CONSTRUCTION | 2/14/14 | 9030 | EMERGENCY SNOW REMOVAL | \$ 37,462.50 |
| 9 | JERSEY ELEVATOR | 2/25/14 | 9031 | MONTHLY MAINTENANCE SERV. | \$ 162.90 |
| 10 | GARFIELD LUMBER | 2/25/14 | 9032 | SPACKLE, DOOR SWEEPS ETC | \$ 213.23 |
| 11 | AMS TIES | 2/28/14 | 8033 | BAKGROUND CHECKS | \$ 105.00 |
| 12 | NORTH JERSEY MEDIA | 2/24/14 | 9034 | LEGAL ADS | \$ 651.02 |
| 13 | AES FIRE | 2/24/14 | 9035 | REPAIR OF ALARMS N. MAIN ST | \$ 1,702.00 |
| 14 | WALLINGTON PLUMBING | 2/25/14 | 9036 | DELTA CARTRIDGES WASH VALV | \$ 798.93 |
| 15 | ANCHOR PEST CONTROL | 2/18/14 | 9037 | MONTHLY SERVICE | \$ 275.00 |
| 16 | QUALITY REPRO CENTER | 2/24/14 | 9038 | ADDITIONAL PLANS RENNIE P. | \$ 181.96 |
| 17 | SWIFT ELECTRIC | 2/28/14 | 9040 | LIGHT BULBS ALL LOCATIONS | \$ 268.53 |
| 18 | THE CORNER NURSERY LLC | 2/24/14 | 9041 | SALT,METAL SHOVEL FOR ICE | \$ 1,306.99 |
| 19 | INTERSTATE WASTE | 2/26/14 | 9061 | MONTHLY TRASH S/C | \$ 775.66 |
| 20 | MILLENNIUM MECHANICAL | 2/21/14 | 9043 | MAINTENANCE CONTRACT ETC. | \$ 4,021.15 |
| 21 | PUBLIC EMPLOYEES RET. | 3/36/14 | TEPS | PERS EMPL,CONTR. APPROP. | \$ 106,811.00 |
| 22 | MAZETCK | 2/1/14 | 9044 | LICENSE FOR ANTI VIRUS, ETC. | \$ 780.00 |
| 23 | MAZZOLA'S AITO BODY | 3/11/14 | 9045 | REPAIR CAR PFJ45N | \$ 1,139.30 |
| 24 | NOREIKA'S | 2/28/14 | 9046 | GAS FOR TRUCKS AND CANS | \$ 1,274.00 |
| 25 | NOREIKA'S | 2/25/14 | 9047 | GAS FOR CAR PFJ45N | \$ 127.00 |
| 26 | ACE LOCK & KEY | 2/6/14 | 9049 | LOCK REKEYED, KEYS | \$ 202.37 |
| 27 | GARDEN STATE POWER | 1/20/14 | 9050 | SNOW BLOWR REPAIRED, ETC. | \$ 29.00 |
| 28 | ANCHOR PEST CONTROL | 1/27/14 | 9051 | APT. 1 N. MAIN ST. BED BUG | \$ 375.00 |
| 29 | ANCHOR PEST CONTROL | 1/27/14 | 9052 | APT. 39 & 40 BED BUG TREAT. | \$ 453.74 |
| 30 | GOODFELLAS PIZZA | 2/14/14 | 9054 | EMERGENCY SNOW REMOVAL | \$ 124.87 |
| 31 | NJ DIVISON OF PENSIONS | 3/3/14 | TEPS | EMP. PENSION & INS. PAYMENT | \$ 7,552.49 |
| 32 | NOREIKA'S | 2/25/14 | 2448 | GAS FOR CAR RJP56g | \$ 92.00 |
| 33 | W.B. MASON | 2/21/14 | 2449 | OFFICE SUPPLIES, PENS, ETC. | \$ 596.59 |
| 34 | MAZTECK | 1/17/14 | 2451 | REPAIR COMPUTERS | \$ 300.00 |
| 35 | 3G SOFTWARE | 3/1/14 | 2452 | HAP CHECK PROC. & STAMPS | \$ 1,734.91 |
| 36 | UNIVERSAL ELECTRIC | 2/20/14 | 9055 | PUMP REPAIR #3 BOILER-MASS/ | \$ 200.00 |

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| 37 | W.B. MASON | 3/6/2014 | 9056 | ENVELOPES, BOX STORAGE | \$ 282.96 |
| 38 | SGTS MAINTENANCE LLC | 3/1/14 | 2453 | OFFICE CLEANING | \$ 880.00 |
| 39 | RICOH PHILADELPHIA | 2/28/14 | 9053 | FOR COPY MACHINE | \$ 453.74 |
| 40 | THE HOME DEPOT | 3/17/14 | 9062 | SHOWER DOORS 5-A DVP | \$ 307.09 |
| 41 | WILMAR | 3/6/14 | 9063 | LIGJTS, BULBS, ALL PROJECTS | \$ 421.44 |
| 42 | WALLINGTON PLUMBING | 3/5/14 | 9065 | TOILET PARTS, ETC. | \$ 365.77 |
| 43 | GRAINGER | 3/10/14 | 9066 | LIGHTS FOR OUTSIDE | \$ 206.20 |
| 44 | VERIZON | 3/7/14 | 9067 | OFFICE PHONE | \$ 254.78 |
| 45 | ALL AMERICAN SEWER | 3/13/14 | 9068 | CLEANED BLDG. 6 SEWER | \$ 1,275.00 |
| 46 | LEXISNEXIS | 3/10/14 | 9077 | NJ CODES & CS LAWS | \$ 130.68 |
| 47 | DELTA DENTAL PLAN | 4/1/14 | 9071 | FOR PUBLIC HOUSING EMPLOY. | \$ 1,505.57 |
| 48 | DELTA DENTAL PLAN | 4/1/14 | 2456 | FOR SECTION 8 EMPLOYEES | \$ 883.58 |
| 49 | WILMAR | 3/11/14 | 9072 | RANGE HOOD, CARBON ALARMS | \$ 324.84 |
| 50 | CONRAD M. OLEAR, ESQ. | 3/17/14 | 9074 | GRECCO, STELLATO/ROSEN | \$ 1,138.00 |
| 51 | RICOH PHILADELPHIA | 4/1/14 | 9069 | RENTAL COPY MACHINE MAR. | \$ 453.74 |
| 52 | NJNAHRO | 3/18/14 | 2456 | TRAINING FOR ALICIA LUNA | \$ 150.00 |
| 53 | NJ MOTOR VEHICLE | 5/31/14 | 9078 | FOR YUKON TRUCK | \$ 105.00 |
| 54 | PAULHUS & ASSOCIATES | 3/1/14 | 9079 | PROCESSING 50058'S PH | \$ 81.00 |
| 55 | PAULHUS & ASSOCIATES | 3/1/14 | 2459 | PROCESING 50058'S SECTION 8 | \$ 265.50 |
| 56 | MILLENNIUM MECHANICAL | 3/4/14 | 9080 | BOILER PUMP RELAY REPAIRED | \$ 349.00 |
| 57 | PASSAIC VALLEY WATER | 3/15/14 | 9081 | WATER ALL PROJECTS | \$ 6,061.71 |
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