

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

Chairman Marra called the Regular Meeting to order at 7:00 P.M.

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

There were no bids this meeting.

Upon call of the roll, the following Commissioners were found to be present and absent. Present were: Chairman Robert Marra, Commissioners Daniel Cody, Albert Di Chiara, Paul Vincent Lynch, Allen Riley, Gerald Woods. Also present were: Thomas DeSomma, Executive Director, Gary Luna, Deputy Director and Lenore Morrell, Secretary. Absent were: Commissioner Vincent Caruso and Conrad M. Olear, Esq.

Attorney Conrad M. Olear entered the meeting at this point: 7:03 P. M.

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. Rutgers Notification – successful completion of training – Financial Issues and Procedure by Commissioner Gerald Woods
4. D'Aries & Sons/Highlands Insurance Co/LHA – fully executed Settlement Agreement – received and 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
5. LHA/JIF Insurance Dividend of \$6,792.35 – to be applied to FYE 09/30/15 Premium
6. Eva Grecco (DVP#15D) – telephone inquiries to Dept. of HUD
 - a. **1st call** – basically eludes to “rent not being adjusted” – see HUD inquiry dated 10/24/14 & LHA/s response to HUD on 10/29/14 - **to be discussed**

b. **2nd call** – questions to HUD – “why her son is not allowed to move back - Into her apartment “- see HUD email dated 10/29/14 and refer to brief email response to HUD on 10/30/14 and detailed response on 11/08/14with HUD’s acknowledgement email of 11/06/14 **to be discussed**

Note: Attachment to LHA emails reference in #5 above not included (previously distributed)

REPORT OF ATTORNEY:

A motion was made by Commissioner Cody and seconded by Commissioner Lynch **to close** Regular Meeting and go into Closed Session. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

A motion was made by Commissioner Cody and seconded by Commissioner Riley to close the Closed Session and return to the Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

REPORT OF ATTORNEY:

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**

Frank Turi (Massey St. #32) – Executed Probation Agreement to De Vries Park as part of Settlement Agreement.

REPORT OF SECURITY:

Report pertaining to Eva Grecco’s discussion with Security on 11/7 14 in De Vries Park Community Room

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

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

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

REPORT OF EXECUTIVE DIRECTOR:

No contract report

Time Clock implementation Policy – **to be discussed**

Completion of Rennie Place Community Room – **to be discussed**

REPORT OF DEPUTY DIRECTOR/ADMINISTRATOR SECTION 8:

To date there are 447 HCV/Section 8 Participants presently on program

2nd request to PSE&G for refund of Third Party supplier over charges -\$4,827.52 see attached

FEMA Reimbursement Update

Rennie Place Gate – Survey Update

HEARING OF CITIZENS:

Mrs. Eva Grecco, 15D De Vries Park – I asked to have the Meeting Agenda mailed out to me that is an Open Public Request

I gave all the information that had to be done to get a rent adjustment; it took over a month for that.

A motion was made by Commissioner Cody and seconded by Commissioner Riley to have a 5 minute recess. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	

Commissioner Di Chiara	
Commissioner Lynch	
Commissioner Riley	NONE
Commissioner Woods	
Commissioner Marra	

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to return to the Hearing of Citizens: Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Ciara	
Commissioner Lynch	NONE
Commissioner Riley	
Commissioner Woods	
Commissioner Marra	

Mrs. Grecco: on November 17, 2014 at 5:03 a Maintenance Man left a paper in my mail box. Is he getting over time for that?

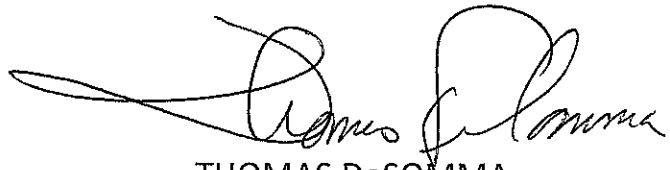
Executive Director: No he put it in your mail box on his way home from work in his own truck.

A discussion was made on her payment of rent.

A motion was made by Commissioner Riley and seconded by Commissioner Lynch at 8:00 P.M to adjourn the meeting. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Riley	
Commissioner Marra	


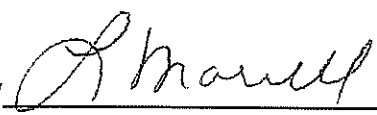
The Chairman thereupon declared the meeting as closed.



THOMAS DeSOMMA
Executive Director



ROBERT MARRA
Chairman

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MONTHLY BILLS AGENDA -- NOVEMBER 2014

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED 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	9599	Cable TV (Senior Complexes)	539.35
2	Purchase Power	11/03/14	9600	Stamp Machine Contract	320.99
3	American Messaging	11/03/14	9601	Maintenance Emergency Beepers	64.87
4	Complete Saw Service	11/07/14	9602	State required Gas Cans w/safety cap	123.85
5	U.S. Overall Cleaners	11/07/14	9603	Uniform Rental	525.00
6	Mazteck	11/07/14	9604	Remote Computer Repair (Carol)	150.00
7	Wallington Plumbing & Heating Supp	11/07/14	9605	2 Faucets / Stock	506.35
8	Fema Flood Payments	11/19/14	9648	Flood Insurance (All locations)	5,042.00
9	Anchor Pest Control	11/07/14	9607	Monthly Service (October)	275.00
10	General Electric Company - Geecs	11/07/14	9608	Refrige Repair (7-F)	154.30
11	John's Service	11/07/14	9609	Oil Change / Rotate Tires	119.75
12	Verizon	11/07/14	9610	Phones	30.36
13	Verizon Wireless	11/07/14	9611	Maintenance Cell phones	426.20
14	Noreika Service Station	11/07/14	9612	Gas for Admin/Maintenance Vehicles	390.00
15	Jay Bee Flooring, LLC	11/07/14	9613	10-A & NM-15 Floor refinish	1,676.00
16	Advance Fireproof Door, Inc.	11/07/14	9614	Basement Fireproof Doors	558.27
17	Ricciardi Brothers-Maplewood	11/07/14	9615	Paint for Hallways and Doors	2,186.18
18	Wilmar	11/07/14	9616	Carbon Detectors/Faucets	1,699.54
19	Garfield Lumber & Millworks, Inc.	11/07/14	9617	Door Closers / Stock	426.21
20	Dor-Win Mfg.	11/07/14	9618	Screens	1,671.00
21	Jersey Elevator Co., Inc.	11/07/14	9619	Monthly Service (October)	162.90
22	3-D Communications	11/07/14	9620	Monthly Website Maintenance	250.00
23	Interstate Waste Services Of NJ	11/07/14	9621	Oct & Nov S/C Scavenger Service	1,685.10
24	ADI	11/07/14	9622	Hard Wired Smoke Alarms	387.48
25	Jewel Electric Supply Co.	11/07/14	9623	Hallway & Kitchen Bulbs	439.80
26	Noreika Service Station	11/07/14	2555	Section 8 Gas	88.00
27	3g Software Technology, Inc.	11/07/14	2556	Sec 8 November HAP Checks	1,733.93
28	W.B. Mason Co., Inc.	11/07/14	2557	Office Stock	461.86
29	Poland Springs Direct	11/07/14	2558	Office Coffee, Water Cups	113.90
30	Peckar & Abramson	11/14/14	9624	D'Aries Litigation	5,000.00
31	Wallace Nowosielecki	11/14/14	9625	Monthly PH Accountant Fee	1,166.66
32	Sgts . Maintenance, LLC	11/14/14	9626	Monthly Office Cleaning	1,280.00
33	John's Service	11/14/14	9627	Oil Change / Mirror Replacement	259.13
34	Complete Saw Service	11/14/14	9628	Service Machines for Winter	1,470.60
35	Teletrac, Inc.	11/14/14	9629	GPS service for Trucks	6.60
36	North Jersey Media Group	11/14/14	9630	Bergen Record Advertisement	194.59
37	Passaic Valley Water Commission	11/14/14	9631	Water Bill - All Projects	5,698.71
38	Direct Supplies Warehouse	11/14/14	9632	Blinds	1,048.20
39	Ams Ties, Inc.	11/14/14	2559	S-8 Background Checks	135.00
40	Wallace Nowosielecki	11/14/14	2560	Monthly S-8 Accountant Fee	1,166.67
41	Alicia Reilly	11/14/14	2561	Computer Training Reimbursement	360.00
42	NJ Div of Pensions & Benefits	11/14/14	online	SHBP Premiums -- Active Employee	20,121.74
43	NJ Div of Pensions & Benefits	11/14/14	online	SHBP Premiums -- Retirees	5,523.81
44	NJ Div of Pensions & Benefits	11/14/14	online	SHBP Premiums -- Emp Contributions	6,766.16
45	US Dept of HUD	11/12/14	HAP	2013 HCV Shortfall Funds	21,591.00
46	National Transfer Inc	11/18/14	9633	Move Out Garbage Removal	180.00
47	Ace Lock & Key Shop	11/18/14	9634	DVP Comm Room Lock Repair	85.00
48	Trino Associates, Llc	11/18/14	9635	Concrete Work - All Projects	4,020.00
49	Corner Nursery-Main Landscaping, In	11/18/14	9636	Sprinkler System Winterization	375.00
50	Wilmar	11/18/14	9637	Bulbs / Fixtures	267.13
51	Strasser & Associates, P.C.	11/18/14	9638	PH Legal Retainer / Litigation	2,616.66
52	Verizon	11/18/14	9639	Phones	255.34

MONTHLY BILLS AGENDA -- NOVEMBER 2014

PUBLIC HOUSING & SECTION 8

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DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
<u>10/12/14 thru 10/25/14 AND 10/26/14 thru 11/09/14</u>					
ARE HEREBY APPROVED					
53	Ricoh Usa, Inc. - Contract	11/18/14	9640	Cloper Contract	453.74
54	Ricciardi Brothers-Maplewood	11/18/14	9641	Paint	278.05
55	W.B. Mason Co., Inc.	11/18/14	9642	Toner / Office Stock	926.13
56	Wallington Plumbing & Heating Supp	11/18/14	9643	Faucet Parts	43.96
57	Cliffside Body Corporation	11/18/14	9644	Repair/Paint Dump Truck Liftgate	2,548.90
58	Direct Supplies Warehouse	11/18/14	9645	2 Gas Stoves	748.00
59	Aesfire, LLC	11/18/14	9646	N. Main Smoke Alarm Repair	1,470.00
60	PSE&G	11/19/14	9647	Utilities - All Projects	22,044.56
61	Delta Dental Plan Of NJ	11/19/14	9649	Dental Employee Benefits - PH	1,320.16
62	Strasser & Associates, P.C.	11/18/14	2562	Sec 8 Legal Retainer	1,166.66
63	Delta Dental Plan Of NJ	11/19/14	2563	Dental Employee Benefits - S8	930.32