

PLEASANTVILLE HOUSING AUTHORITY
156 North Main Street
Pleasantville, New Jersey 08232

COMMISSIONERS' MEETING
November 18, 2015

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, November 18, 2015 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 2:39 p.m. by Chairman Milton L. Hendricks who announced that public notice of the meeting pursuant to the Public Open Meetings Act of 1975 had been properly given by filing written notice to the Pleasantville City Clerk, the official bulletin board of the City and by mailing written notice to the Atlantic City Press.

1. ROLL CALL Chairman Hendricks called the roll and the following commissioners were in attendance: Commissioners Charles, Kincaid, Brooks, and Hendricks. Commissioners Mallette, Jeter-Green and Santiago were excused. There was a quorum. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and Michael Pender, PHA Attorney.

2. APPROVAL OF MINUTES A motion was made by Commissioner Kincaid, seconded by Commissioner Charles for approval of the minutes of the meeting held on October 28, 2015. Roll call was taken and the motion was carried unanimously.

3. RATIFICATION OF BILLS Chairman Hendricks asked for a motion to ratify bills paid during October, 2015 in the amount of \$108,871.46. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Brooks made a motion to ratify the October bills. Commissioner Charles seconded the motion. Roll call was taken and the motion was carried unanimously.

4. PUBLIC SESSION
No public was in attendance.

5. REPORT OF THE SECRETARY

Mr. Lawrence reported on the Neighborhood Stabilization Programs (NSP). Mr. Lawrence reported on 305 Linden Avenue, 136 West Adams Avenue, 5 Plaza Place are all under contract for sale. 105 Wellington Avenue, we are still waiting on an eligible Housing Choice Voucher family to purchase this house. Mr. Lawrence mentioned that 305 Linden Avenue will be sold on December 1, 2015. We are waiting on more documents from the County regarding the septic tank issue.

Mr. Lawrence reported on HUD update. Mr. Lawrence mentioned that HUD is instituting smoke free public housing properties. This proposed rule would require each public housing agency administering public housing to implement a smoke-free policy. It is now the comment period. This rule proposes that no later than 18 months from the effective date of the final rule, each PHA must implement a policy prohibiting tobacco products in all living units, indoor common areas and administrative office buildings.

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Mr. Lawrence reported that we submitted a revised amendment of our CHAP to HUD. Mr. Lawrence reported that we had our RAD Physical Condition Assessment done on November 4, 5 and 6. Mr. Lawrence mentioned that we are scheduled to close on RAD January 23, 2016.

(a) Resolution #2015-31
Resolution of the Board of Commissioners approving one new resident to become members of the Resident Advisory Board (R.A.B)

After a brief explanation, a motion was made by Commissioner Kincaid to approve Resolution #2015-31. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2015-32
Resolution of the Board of Commissioners of the Pleasantville Housing Authority approving for sale of Pleasantville Housing Authority Fixed Assets-1997 Chevy Pickup truck

After a brief explanation, a motion was made by Commissioner Brooks to approve Resolution #2015-32. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence reported on Low Income Public Housing Program (LIPH) financial statements is showing a net income of \$ 146,047. Mr. Lawrence stated that's not accurate, he mentioned that it should be around \$80,000. Mr. Lawrence stated we are doing well in the program. Mr. Lawrence reported on the Housing Choice Voucher Program financials, HUD has overfunded us in Admin Fees, that why we are showing a surplus. Mr. Lawrence states both programs are operating in the black.

7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Charles, seconded by Commissioner Brooks to adjourn.

Respectfully submitted,

Vernon Lawrence
Secretary/Treasurer

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Pleasantville Housing Authority

Rev. Dr. Milton L. Hendricks, Chairman

I hereby certify that the foregoing is a true copy of the Board Minutes adopted by the Board of Commissioners of the Pleasantville Housing Authority at a meeting held on the 18th day of November, 2015.

Vernon Lawrence, Executive Director