

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

COMMISSIONERS' MEETING
April 28, 2016

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Thursday, April 28, 2016 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:35 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, Santiago and Hendricks. Commissioners Mallette, Jeter-Green, and Brooks 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. ELECTION OF OFFICERS
Tabled until next meeting

3. APPROVAL OF MINUTES A motion was made by Commissioner Kincaid, seconded by Commissioner Charles for approval of the minutes of the meeting held on March 30, 2016. Roll call was taken and the motion was carried unanimously.

4. RATIFICATION OF BILLS Chairman Hendricks asked for a motion to ratify bills paid during March, 2016 in the amount of \$ 83,100.61. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Charles made a motion to ratify the March bills. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

5. PUBLIC SESSION
No public was in attendance.

6. REPORT OF THE SECRETARY

Mr. Lawrence reported on the Neighborhood Stabilization Program (NSP). Mr. Lawrence reported that 5 Plaza Place is under contract. Mr. Lawrence mentioned by the next meeting the property will be sold. Mr. Lawrence reported 105 Wellington Avenue will be a lease to purchase by a Housing Choice Voucher Program family. Dave Caracciolo stated his staff has three people lined up to qualify for the Wellington Avenue property. Mr. Lawrence stated by the next meeting 105 Wellington Avenue will be finalized with a lease purchase.

Commissioner Santiago relayed a message from the Wellington Avenue neighbors that the Housing Authority property grass needs to be cut. Mr. Lawrence will notify Maintenance staff to cut the grass at the scattered sites.

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Mr. Lawrence reported on HUD update. Mr. Lawrence reported that HUD passed the Smoke Free Law. We have 18 months to implement this law in our public housing properties. There was discussion on how we will enforce this law, not allowing residents to smoke in their units. Mr. Lawrence mentioned to ensure that smoke-free policies are enforced, it is important to let violators know that there will be consequences, including possible eviction, should no-smoking policies be ignored.

Mr. Lawrence reported on RAD. Mr. Lawrence reported that the senior building closing for RAD is scheduled for August 9, 2016.

**(a) Resolution #2016-08
Approval of the 2016-2017 Meeting Dates**

After a brief explanation, a motion was made by Commissioner Charles to approve Resolution #2016-08. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

**(b) Resolution #2016-09
Solicit for Audit and Fee Accountant Services**

After a brief explanation, a motion was made by Commissioner Charles to approve Resolution #2016-09. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

7. FINANCE

Mr. Lawrence stated no financial reports this month; the Fee Accountant will be here next week to close the books as of March 31, 2016.

8. ADJOURNMENT

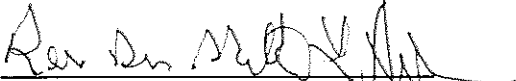
There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Kincaid to adjourn.

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 28th day of April, 2016.



Vernon Lawrence, Executive Director