

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

COMMISSIONERS' MEETING
October 18, 2017

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, October 18, 2017 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:18 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 Mallette, Kincaid, Santiago and Hendricks. Commissioners Charles and Brooks were excused. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, Dave Caracciolo, Operations Manager/Section 8 Coordinator and James Grace, PHA Attorney.

2. Introduction of the New General Counsel from the Firm of Long Grace Marmero & Associates, LLP.

Mr. Lawrence introduced the new PHA Attorney. James Grace spoke about his practice and his qualifications to be the Pleasantville Housing Authority Attorney.

3. APPROVAL OF MINUTES A motion was made by Commissioner Santiago, seconded by Commissioner Kincaid for approval of the minutes of the meeting held on September 27, 2017. 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 September, 2017 in the amount of \$ 85,296.05. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Kincaid made a motion to ratify the September bills. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

5. Presentation of the 3/31/2017 Fiscal Year End Audit by Richard Larsen, CPA, Novogradac & Company LLP

Mr. Larsen explained in detail the report of the Audit of Financial Statements and Supplemental Information Year end March 31, 2017. The Auditor states it is a good report. Mr. Larsen mentioned on page two of the Audit, is the opinion of the Auditor. The Financial Statements referred to above present fairly, in all material respects, the net position of the Authority, as of March 31, 2017 and the changes in its new position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Mr. Larsen also stated "No Findings" in the Audit.

6. PUBLIC SESSION No public was in attendance.

7. REPORT OF THE SECRETARY

Mr. Lawrence reported on the HUD Update. Mr. Lawrence reported no budget has been passed, so Congress voted on Continuing Resolution Operating Subsidy Budget until December 8. Mr. Lawrence stated the subsidy we receive will drop if they continue to use 2017 numbers to fund us.

Mr. Lawrence reported to the Board that we are now Rental Assistance Demonstration (RAD). The RAD funding will start January 1, 2018 for the Housing Authority.

Mr. Lawrence mentioned the Pleasantville Housing Authority's adoption of the Non-Smoking Policy became effective October 1, 2017.

Mr. Lawrence had the discussion with the Board of Commissioners if they still wanted to change the Board Meeting time from 1:00 pm to 12 noon.

(a) Resolution #2017-31
Accepting and Approving the March 31, 2017 Financial Audit

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-31. Commissioner Kincaid seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2017-32
Approving the Board Meeting time change

After a brief discussion, a motion was made by Commissioner Kincaid to approve Resolution #2017-32. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2017-33
Executive Session – NJSA 10:4-12.b (5,8) Real Estate, Personnel, possible Litigation

At 1:45 p.m., a motion was made by Commissioner Santiago to enter into executive session. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried.

At 2:15 p.m., a motion was made by Commissioner Kincaid to return to regular session. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

8. FINANCE

Mr. Lawrence went over financial reports with the Board. Mr. Lawrence reported that the Low Income Public Housing (LIPH) program surplus is showing \$132,568 Operating Statement for the Six months ended 09/30/17.

Mr. Lawrence mentioned that the Housing Choice Voucher (HCV) Program surplus is \$29,869. Mr. Lawrence stated the Low Income Public Housing and Housing Choice Voucher Programs are operating in the black.

Mr. Lawrence asked the Board if anyone had any questions.

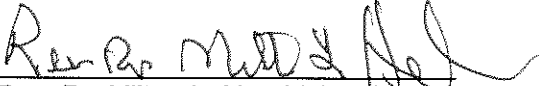
9. ADJOURNMENT

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

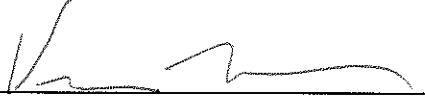
Respectfully submitted,

Vernon Lawrence
Secretary/Treasurer

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 October, 2017.


Vernon Lawrence, Executive Director