

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

COMMISSIONERS' MEETING
September 27, 2017

A regular meeting of the Board of Commissioners of the Pleasantville Housing Authority was held on Wednesday, September 27, 2017 at the Ralph Peterson Community Center located at 301 Woodland Avenue, Pleasantville, New Jersey.

The meeting was opened at 1:15 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, Mallette, Brooks, Santiago and Hendricks. Commissioner Kincaid was excused. Also present were Vernon Lawrence, Executive Director, Albertine Palmer, Housing Manager/Executive Assistant, and Dave Caracciolo, Operations Manager/Section 8 Coordinator.

2. APPROVAL OF MINUTES A motion was made by Commissioner Santiago, seconded by Commissioner Charles for approval of the minutes of the meeting held on August 23, 2017. 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 August, 2017 in the amount of \$ 84,831.34. A list and explanation of bills were previously emailed and/or delivered to each commissioner. Commissioner Mallette made a motion to ratify the August bills. Commissioner Santiago 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 HUD Update. Mr. Lawrence reported no budget has been passed, so Congress voted on Continuing Resolution Operating Subsidy Budget for three more months. HUD is reducing the Housing Choice Voucher Program funding to 74%.

Mr. Lawrence reported to the Board that RAD funding will start January 1, 2018 for the Housing Authority. Mr. Lawrence mentioned the new leases for Public Housing Residents will be effective October 1, 2017. Residents have been called in to sign the new lease before the October 1, 2017 deadline.

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

Mr. Lawrence reported to the Board that the Housing Authority received our REAC score of 91%. We are still "High Performers". Mr. Lawrence reported that New Hope Community received a score of 70% on amp 5 and this low score can jeopardize the Housing Authority status. We are still waiting on amp 6 to be inspected and scored.

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(a) Resolution #2017-25
Awarding Management Legal Services Contract

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-25 with the stipulation of the approval from the verification committee. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(b) Resolution #2017-29
Approving Mandatory Direct Deposit

After a brief discussion, a motion was made by Commissioner Santiago to approve Resolution #2017-29. Commissioner Mallette seconded the motion. Roll call was taken and the motion was carried unanimously.

(c) Resolution #2017-30
Executive Session – NJSA 10:4-12. (8)

At 1:40 p.m., a motion was made by Commissioner Santiago to enter into executive session. Commissioner Brooks seconded the motion. Roll call was taken and the motion was carried.

At 1:50 p.m., a motion was made by Commissioner Mallette to return to regular session. Commissioner Santiago seconded the motion. Roll call was taken and the motion was carried unanimously.

6. FINANCE

Mr. Lawrence went over financial reports with the Board. Mr. Lawrence reported that the Low Income Public Housing (LIPH) program surplus is showing \$126,000. We are replacing windows in the Senior High Rise building and the pension payment has not been paid yet.

Mr. Lawrence mentioned that the Housing Choice Voucher (HCV) Program surplus is \$14,248. Mr. Lawrence stated the Low Income Public Housing and Housing Choice Voucher Programs are operating in the black.

Mr. Lawrence mentioned that the Auditors will be here next Thursday and Friday for the field work. Mr. Lawrence asked the Board if anyone had any questions.

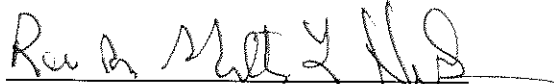
7. ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner Santiago, seconded by Commissioner Brooks 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 27th day of September, 2017.


Vernon Lawrence, Executive Director