

**MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON JULY 26, 2012**

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday July 26, 2012 in the Conference Room at 429 Oakview Heights on West Vine Street in Bridgeton New Jersey.

The meeting was called to order by Chairperson Santiago at 5:00 PM and upon roll call, those present were: Chairperson Santiago, Vice Chair Thomas, Commissioner Williams, Commissioner Lugardo-Hemple and Commissioner Leek. Also present were Executive Director Joanne Sbrana, Assistant Executive Director James Howell and Attorney Robert Pryor.

Commissioner Williams moved that the minutes of the June 28, 2012 meeting be approved as presented and Commissioner Lugardo-Hemple seconded the motion and upon an oral vote, the motion was approved unanimously

Financial Reports

Director Sbrana presented financial reports to the Board. Amp 1 (Maplewood) generated 68,814 of operating income and cost \$64,343 in expenses for the month. AMP 2 (Senior Sites) generated \$145,118 in operating income and cost \$143,241 in expenses. Central Office generated \$32,462 and cost \$33,948 in expenses. Section 8 generated \$9,953 and cost \$10,934 in expenses. A motion to accept the financial reports and to pay the previous month's bills was made by Commissioner Williams and seconded by Commissioner Thomas. The motion was unanimously approved.

Report of Secretary/Treasurer

The Board was presented with Resolution Number 1219 was presented authorizing the operating budget for fiscal year ending September 30, 2013. The copies of the budget had been previously delivered to each Board member for their review.

Commissioner Lugardo-Hemple motioned that the budget be accepted and Commissioner Williams seconded the motion. The motion was unanimously accepted.

The Board was presented with Resolution number 1220 which authorizes that the budget ending fiscal year September 30, 2013 be submitted to the State of New Jersey. A motion to accept the resolution was made by Commissioner Williams and seconded by Commissioner Thomas. The motion was unanimously voted in.

The Board was presented with Resolution number 1221 which confirmed that the audit for fiscal year ending September 30, 2011 had been distributed to all board members. Commissioner Lugardo-Hemple motioned to accept the resolution and Commissioner Williams seconded the motion. The motion unanimously carried.

Committee Reports

Ad Hoc – Commissioner Leek brought up the concept of using Oakview Hall as a “cooling center” during days of extreme heat. This would be handled by the maintenance department and the on call worker could open the hall and turn on the air when the office is closed.

Commissioner Leek briefly touched on morale issues with Authority tenants and employees and the City in general.

Commissioner Leek discussed the possibility of a resident organization being formed amongst Oakview tenants.

The gas grills at Oakview and their potential use was discussed. Maintenance will be contacted regarding this.

Public Portion

Mike Abbott spoke during the Public Portion and had questions regarding the Authority’s budget reports.

Unfinished Business

The issue of wading pools was brought up again. The Commissioners agreed that for the remainder of the summer, residents would be allowed to have pools with restrictions. These restrictions include no electric pumps or devices on pools and pools no deeper than 18 inches.

New Business

The issue of trash being placed into recycling bins at Maplewood Garden was discussed. Authority staff will meet with representatives of Waste Management to discuss options. In the meantime, residents can be informed about proper recycling practices.

The Commissioners agreed to have opinion surveys distributed to residents.

The meeting adjourned at 5:41 PM.