

**MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON SEPTEMBER 26, 2013**

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday September 26, 2013 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 Chairperson Thomas, Commissioner Leek, Commissioner Williams and Commissioner MacFarland. Also present were Executive Director Joanne Sbrana, Assistant Executive Director James Howell and Attorney Robert Pryor. Commissioner Lugardo-Hemple joined the meeting in progress.

A motion was made by Commissioner Thomas to approve the minutes from the July 25 meeting and the motion was seconded by Commissioner Williams. The minutes were approved unanimously via an oral vote.

Report of Secretary/Treasurer

Director Sbrana presented financial reports to the Board. Amp 1 (Maplewood) generated \$69,223 of operating income and cost \$67,099 in expenses for the month. AMP 2 (Senior Sites) generated \$132,679 in operating income and cost \$144,074 in expenses. AMP 3 (HOPE 6) pulled in \$33,671 through subsidy which was transferred to HOPE 6. Central Office generated \$33,549 and cost \$27,881 in expenses. A motion to accept the financial reports and to pay the monthly bills was made by Commissioner Williams and seconded by Commissioner Thomas. The motion was unanimously approved.

The Board was presented with Resolution 1313 authorizing the write off of former tenant accounts. A motion to approve the resolution was made by Commissioner

Williams and seconded by Commissioner Thomas. Resolution 1313 was unanimously approved upon voting by the Board.

The Board was presented with Resolution 1314 authorizing a contract with the auditing firm of Polcari & Co. Bids were received from Polcari and the firm of Hymanson, Parnes & Giampaolo and opened on August 15, 2013. After a staff evaluation, Polcari was determined to be the firm that best suited the Authority's needs. A motion to approve the resolution was made by Commissioner Leek and seconded by Commissioner Thomas. Resolution 1314 was unanimously approved by the Board.

The Board was presented with Resolution 1315 authorizing the operating budget for Federal Year Ending 9/30/2014. This resolution gives final approval to the budget presented to the Board at the July 25 meeting. A motion to accept the Resolution was made by Commissioner MacFarland which was seconded by Commissioner Thomas. Resolution 1315 was unanimously approved by the Board.

The Board was presented with Resolution 1316 which authorizes the extension of the Authority's contract for painting services with J.C.'s Custom Painting. The contract shall be extended for an additional two years under the same conditions and prices as the original contract. A motion to accept the resolution was made by Commissioner Thomas and seconded by Commissioner Leek. The resolution was unanimously approved by the Board.

Committee Reports

There were no Committee reports. Commissioner Leek noted that she originally had some issues but they had all been dealt with.

Public Portion

There were no members from the public present.

Unfinished Business

There was a question regarding the shooting incident taking place at Maplewood Gardens in April. The shooter was the boyfriend of a resident who has since been banned from the property. The resident was warned that should any other incident involving her or her visitors occur within six months, she would be evicted.

New Business

Director Sbrana informed the Board that an employee was recently terminated and yearly annual unit inspections would be conducted by members of the maintenance department. Several members of that department have received the necessary training and had assisted in completing the inspections for this year.

There being no further business to discuss, the meeting adjourned at 5:22 PM.

Joanne Sbrana, Secretary

Date