

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

December 19, 2017 – 5 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held on December 19, 2017, at 5:00 p.m. at Bayview Manor, 635 West Avenue, Ocean City, New Jersey 08226.

The meeting was called to order by Chairman Barr and began with the Pledge of Allegiance. Chairman Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday
Commissioner Sean Scarborough
Commissioner Michael Dattilo
Commissioner Beverly McCall
Commissioner Paula McFarland *(arrived 5:11 p.m.)*
Commissioner Patricia Jackson
Chairman Robert Barr

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, VHA Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant, Ron Miller, VHA Assistant Asset Manager – Operations and Sandy Velez, VHA Assistant Asset Manager – Occupancy and Patrick McNamera and Bob McNeil, Alternate Commissioners.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from August 15, 2017. A motion was made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Absent)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Chairman Barr requested a motion to approve the Executive Session Meeting minutes from August 15, 2017. A motion was made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Absent)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Chairman Barr requested a motion to approve the Regular Meeting minutes from November 21, 2017. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Absent)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo reviewed the Financial Report for the two months ended November 30, 2017. Motion to approve the Treasurer's Report made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Absent)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Executive Director's Report

Mrs. Jones stated she does not have too much to add to her written report other than to report that as of today, the OCHA is 100% occupied.

With no further discussion, motion to accept the Executive Director's Report made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Absent)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Committee Reports – Chairman Barr called for a report from the Development Committee. Commissioner Halliday stated they met with the administration along with the Code Office and Zoning Officer and introduced the project. A meeting will be scheduled in January for the public to be introduced to the project. The meeting will be publicized.

Mr. Gabage stated the engineers were working on the plans and they were officially finished yesterday. The plans were being delivered today to the City. He believes it will make the January meeting with the planning board.

Old Business – None

New Business – Chairman Barr stated today is the reorganization meeting for nominations of Chair, Vice Chair and Secretary. He turned the meeting over to Mr. Gabage. The first order of business would be to open up nominations. Commissioner Halliday nominated Bob Barr for Chairman. Commissioner Jackson nominated Scott Halliday for Chairman. Mr. Gabage requested a roll call to close nominations.

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Absent)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Commissioner McFarland arrived.

Commissioner Halliday declined the nomination for Chairman.

Mr. Gabage requested a roll call to approve Bob Barr for Chairman.

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Mr. Gabage stated the next order of business would be nominations for Vice Chairman. He opened the floor up for nominations. Commissioner McCall nominated Scott Halliday for Vice Chairman. Mr. Gabage requested a roll call to close and approve nomination.

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Mr. Gabage stated the Secretary/Treasurer by Statute has to be the Executive Director. Chairman Barr nominated Jacqueline Jones. Mr. Gabage closed the nominations and requested roll call vote.

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

With no other discussion in related matters the Chairman moved to the Resolutions.

Resolution #2017-73
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated the bill list provided at the board meeting is \$40 higher than the bill list which was emailed to the commissioners. This was an adjustment on one of the bills. Commissioner Scarborough asked if the water bill was quarterly. Wendy Hughes reported the water bill is monthly. Mrs. Jones reported an analysis is being conducted of the utility bills. Ron Miller reported one of the water meters at Pecks Beach Village has been replaced. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2017-74

Resolution Appointing Jacqueline S. Jones as the OCHA Fund Commissioner for the NJ Public Housing Authority Joint Insurance Fund (JIF) for the Fund Year 2018

Chairman Barr called for a motion to approve Resolution #2017-74. A motion was made by Commissioner Halliday; seconded by Commissioner Jackson. Mrs. Jones stated the Fund Commissioner must be someone from the Authority that is appointed as the Joint Insurance Fund Commissioner for the Authority to belong to the Public Housing JIF, which is normally the Executive Director. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2017-75

Resolution Approving Dates for the 2018 Board Meetings

Chairman Barr called for a motion to approve Resolution #2017-75. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Paula McFarland	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

There is no need for Executive Session tonight.

Chairman Barr requested comments from the public.

M. Scott, Bayview Manor #406. In November one of the transformers blew and had no electricity. It came back on and then there was no heat. There are people who are on oxygen and with heart problems that need machines that require electricity. The residents were not aware of anything. The police and firemen arrived and were told that the heat would be back on in an hour or two. Ron Miller stated in November the fire department was here for a motor fire in the air handler upstairs, which overloaded the circuit on the pole and it tripped the electric. All the heat in the building is electric. The fire and police department were at the scene and maintenance was notified. All the proper procedures were followed. Unfortunately, Atlantic City Electric requires two crews to reset the pole breaker for the building. They had to wait for a second crew to arrive to reset that breaker. Around 4 o'clock in the afternoon the breaker was reset and power was restored to the building.

D. Chattin, Bayview Manor, #209. He stated the public cannot hear the meeting and what is being voted on. Residents would like to know how long you have to wait to get their apartments repainted and new carpets. He also asked about inspections. Mr. Chattin stated it has been a bad year for bed bugs. Ron Miller stated. The Authority is required to offer to repaint the residents unit after three years. However, the resident is required to move all your belongings of the walls. There will be a system put in place to address the painting program. Residents will be notified by letter of the process. This will be addressed in the New Year.

Sandy Velez stated unit inspections started in November. Pecks Beach Senior inspections have been completed. The first 30 units at Bayview Manor will be conducted in January. And the remaining 31 units at Bayview Manor will be conducted in February. Sandy Velez stated when there is a report of bug bed issue and inspection is conducted around the unit to make sure it has not spread or traveled. It has not been found to have spread or traveled further than the reported unit.

Tenant asked about exterminations in the common areas, such as the laundry room, lobby and trash rooms. Sandy Velez stated they are all inspected and treated when the exterminator comes out. If there is no evidence or infestation it does not get treated.

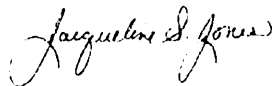
L. Spruell, Bayview Manor, #408. Questioned the responsibility of the snow shoveling. Ron Miller stated maintenance is responsible and have come in to treat the snow events.

Chairman closed the public comments portion of the meeting.

Chairman requested any questions and/or comments from any of the Board Members at this time. Commissioners wished everyone a Merry Christmas.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:30 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer