

MINUTES FROM A REGULAR MEETING ON MAY 17, 2012

The Regular Meeting of the Board of Commissioners was called to order at 6:05p.m. on May 17, 2012 in the Community Room at Washington Manor, 340 Thomas Blvd, Orange, New Jersey. The Executive Director advised that all requirements of the Sunshine Law were met.

A roll call was taken as follows:

Present

Chairman Clifford Ross
Commissioner Lillie Davis
Commissioner Evelyn Hudson
Commissioner Joseph Juliano
Commissioner Coram Rimes entered meeting at 6:10p.m.
Commissioner Ernest Williams

Absent

Commissioner David Rossi

Also Present

Walter D. McNeil, Jr. Executive Director
Ernest Booker
Several Tenants
Several Employees

Chairman Ross called for the adoption of the agenda. Commissioner Hudson moved to adopt. Commissioner Williams seconded.
Chairman Ross called for discussion
A roll call was taken
All Commissioners voted in favor

Executive Director

Mr. McNeil said we have 50 people occupying the Walter G. Alexander Family Units and 29 at the Senior Units. We need more seniors. The minimum rent is \$700.00. We are working diligently to get the units occupied. However, we are ahead of schedule. There have been no reports of crime at the facility. As for Washington Manor we had a number of people pass away. Mr. McNeil said there were reports that people were moving because they were unhappy with the building. The manager did a report for me out of the 41 turnaround units 15 people passed away, 10-12 went to nursing homes or moved with family members and 3-4 were evicted for non-payment of rent. There was one person that complained about living here, but then they

moved over to our Walter G. Alexander Senior Building. We have not gotten any reports from our side that people left because they were dissatisfied. Mr. McNeil said that he does understand that there are a number of things that we have to work on in order to make the building the best it could be. We have to do this with the combination of the residents and the Residence Association. Mr. McNeil said as a result I met with the Residence Association twice last month. He said he talked about things they could do to assist to help make things better here, their budget, having another election and making sure we have everything so we can recognize them as a fully operating Resident Association. Mr. McNeil said hopefully this will happen within the next month. We did approve the Residence Association to go to the Conference in June. We've already paid for it.

Chairman Ross how many are going.

Mr. McNeil said two.

Chairman Ross said you mentioned there's going to be an election.

Mr. McNeil said yes one thing we did mention is that they had to follow all the rules of their by-laws. They have to re-adopt them. We didn't have a signed copy. That's one of the things that holding up their money. We asked them to setup an election that is consistent with their by-laws. The election is scheduled for June 7, 2012. Mr. McNeil also said there is a Senior Housing report.

Marianna DeVincentis said we decreased in our leasing, we issued 30 vouchers and for the month of June we are leasing about 10 more people, 6 of them are going to the new complex. All of our numbers are up. Our SEMAP Report is due. I've made sure everything in Tenmast is good down in HUD. We should get a good score.

Chairman Ross said the management report has 7 vacancies.

Shanda Hammond said, if you look at the report we have two moved in scheduled for June 1, 2012. We will also be offering units on May 23, 2012. I know those applicants will take those units. We are also using the resolution that you passed in February stating 1st month's rent free to draw them in.

Mr. McNeil said I want to inform you that our accounts receivable are down. Since I've been here they have never been at a level of \$2,500.00. When you have a building of 250 people it only takes a few people not to pay their rent a couple of months. Ms. Hammond has done a wonderful job in cleaning up the TAR. When I came here the TAR was about \$48,000.00. She came in, worked on it for about a year and got it wiped out. Now people are paying their rent.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5175-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1839. Commissioner Davis moved to adopt. Commissioner Juliano seconded.

Chairman Ross called for discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5176-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Adopting the Annual Budget for Fiscal Year Ending 2012. Commissioner Hudson moved to adopt. Commissioner Williams seconded.

Chairman Ross called for discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5177-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Adopting the Annual Budget for Fiscal Year Ending 2013. Commissioner Rimes moved to adopt. Commissioner Juliano seconded.

Chairman Ross called for discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5178-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to Authorize the Executive Director to Submit the MASS and SEMAP Report. Commissioner Hudson moved to adopt. Commissioner Juliano seconded.

Chairman Ross called for discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5179-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Adopting and Approving Department of Personnel Titles and Salary Ranges for the Housing Authority Personnel Amended August 18, 2005, Amended February 22, 2007, Amended October 15, 2009, Amended October 21, 2010 and Amended May 17, 2012. Commissioner Rimes moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion
A roll call was taken
All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5180-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Executive Director to Proceed with the Acquisition of the Attached properties through Eminent Domain Proceedings as part of the Walter G. Alexander III Redevelopment. Commissioner Davis moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion
A roll call was taken
All Commissioners voted in favor

Old Business

Commissioner Hudson said we are still looking into facilities to hold the golf outing.

Chairman Ross called for a motion to adjourn the meeting. Commissioner Rimes moved to adjourn the meeting. Commissioner Williams seconded.

Chairman Ross called for a discussion
No Discussion
A roll call was taken.
All Commissioners voted in favor.

The meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary/Treasurer