

MINUTES FROM A REGULAR MEETING ON APRIL 26, 2012

The Regular Meeting of the Board of Commissioners was called to order at 6:00 p.m. on April 26, 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 David Rossi
Commissioner Evelyn Hudson
Commissioner Joseph Juliano
Commissioner Coram Rimes
Commissioner Ernest Williams

Also Present

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

Chairman Ross called for the adoption of the agenda. Commissioner Williams 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 the adoption and /or correction of the minutes from Regular Board meetings on January 19, 2012, February 1, 2012 and March 15, 2012. Commissioner Davis moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Chairman Ross said that he was not absent on February 16, 2012 as it stated in the minutes for February 16, 2012.

Mrs. Kureshepi reviewed her notes, Chairman Ross was absent for the meeting on February 16, 2012, but there was a mistake in the minutes. The minutes stated that Chairman Ross conducted the meeting. The minutes have been corrected and Commissioner Rimes conducted the meeting because the Vice Chairman Williams was also absent.

Commissioner Juliano also said he was not absent on January 19, 2012 as it stated in the minutes for January 19, 2012.

Mrs. Kureshepi reviewed her notes and Commissioner Juliano was absent January 19, 2012. Commissioner Juliano then stated that he was.

Mr. McNeil said we'll make the corrections.

Executive Director

Mr. McNeil said, in your packets there's a management and Section 8 reports. Also in your packets we have the Local Government Ethic Law. It needs to be filled out and returned to us as soon as possible so we can file it with the DCA. There are also the bylaws. Mr. McNeil said he is really excited about Walter G. Alexander. He said we got the final Certificate of Occupancy. Mr. McNeil said we have 59 people ready to move into the family units. He said we are still creeping along with the senior units and only have 27 of the 48 units occupied.

Public Session

Linda Jones-Bell, President of the Tenant Association said the bedbug and mice situation is still a problem. For some reason tenants are not coming down to report this problem. They are just deciding to move rather than fight it.

Mr. McNeil said if someone tells you they have bedbugs, emphasize to those people who are coming to you that they need to come to the management office and report the problem.

Linda Jones-Bell said the Tenants Association needs funding. We didn't get funding last year. We have a conference coming up.

Mr. McNeil said we just met. You know what we agreed to in regards to the Resident Association proving the correct information to us so we can do something for you. Your budget is not affected. We will pay for the conference. The re-election has to come first before we do the budget because there are some statutory issues and the bylaws must be signed.

Linda Jones-Bell said, I was informed that at the last meeting we were instructed by Chairman Ross not to get up and talk about bedbugs and mice. That's totally unfair. We should have the right to get up here and say whatever we need to say respectfully. That's our right.

Chairman Ross said nobody is more concerned about bedbugs than him and this entire board. However, we have a procedure, you go to management first. This meeting is not about that. It was no disrespect to anybody. Chairman Ross said that if she felt disrespected he apologized. But we have a meeting to run and we have to run it in an orderly fashion. Chairman Ross said he will entertain any complaint if after you have gone to Lance Hammond, the Maintenance Superintendent or Shanda Hammond, the Housing Manager or any other Administration and they have not addressed your issue. But you have to go through the proper channels then this board will respond.

Mr. McNeil said Chairman Ross was merely giving instructions to people on how to deal with complaints. Many people don't go through the process. That's what we're trying to get people to do. If you meet with someone who has a problem take them to the manager.

Adonis Carter, Tenant of 340 Thomas Blvd., asked if the Housing Authority can get wireless internet service.

Mr. McNeil said, he will look into it and to speak to the Manager about it.

Resolutions

Chairman Ross called for a motion to adopt Resolution No. 5167-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving Bills Resolution No. 1838. Commissioner Davis moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5168-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Authorizing the Reduction of Administrative fee payments to receiving Housing Authorities. Commissioner Hudson moved to adopt. Commissioner Rimes seconded.

Chairman Ross called for discussion?

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5169-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Accepting the Proposal of Ernest Booker, Esq. to provide Legal Services for the period April 1, 2012 to March 31, 2013.

Commissioner Rimes moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5170-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Approving the Capital Fund Grant for 2012. Commissioner Williams moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

No discussion

A roll call was taken

All Commissioners voted in favor

Chairman Ross called for a motion to adopt Resolution No. 5171-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Nomination for the Position of Chairman of the Board of Commissioners for the Housing Authority of the City of Orange.

Commissioner Williams moved to adopt. Commissioner Davis seconded.

Chairman Ross called for discussion?

Commissioner Rimes said we should have a chance to review the bylaws. He said if anyone wants to be considered they should have the opportunity to be considered for the nomination process. Commissioner Rimes said that you can't have a nomination and say this is the person without the body having the opportunity to discuss their opinion.

Ernest Booker said he agrees.

Commissioner Rimes said he would like to table this Resolution. The Commissioners who are interested should submit their names, qualifications and why they should get the position.

Mr. McNeil said you asked me to do this. That's why I put it on the table.

Chairman Ross said we open the floor for nominations.

Commissioner Williams moved to open the floor for nominations.

Commissioner Davis seconded.

Ernest Booker said let me suggest the best way to do it is to have Chairman Ross vacate the chair and appoint a temporary chairperson. It is normally the Executive Director or myself and then we could entertain motions for the position of Chairperson.

Commissioner Rimes said prior to all of this happening, Commissioner Rimes said that he thinks we need to look at the bylaws and vote them in. Some people may not want the current bylaws in the form they are in.

Ernest Booker said the bylaws were adopted in 2006 they are effective.

Commissioner Rimes said he was not saying that there not, he was saying it is now 2012. He said we can't do this all at the same time.

Mr. McNeil said we should separate the bylaws discussion from the whole issue of the nomination process.

Commissioner Rimes said the bylaws dictate that somebody has term and serving in a particular office.

Chairman Ross said I appoint the Executive Director to as the Chairman.

Mr. McNeil said I would like to hear from Commissioner Ross or anyone else who would like to speak about his nomination.

Commissioner Williams said that he has served this body in a very professional manor. He's demonstrated striate insight. He's been consistent in his position, he's always asked the proper questions, never just accepted anything on face value, he's shown a genuine concern for the residence and I highly recommend Commissioner Ross for the position of Chairman.

Commissioner Juliano said I support his nomination as Chairman. He said he has served with him 5 years before this reappointment. He said he think he's the right guy for this position.

Commissioner Davis said I agree with both Commissioners. She said he is doing an excellent job and hopes he accepts this position as Chairman.

Chairman Ross said I am very pleased and honored to get your recommendations. I've been on this board for 10 years. I know I have a genuine concern for this Housing Authority and the quality of life of our residents. That's my intention. I put in a lot of time here. I just want to do the right thing. That's my goal and that's what I strive to do if I become Chairman again.

Mr. McNeil took a vote.

All Commissioners voted in favor for Commissioner Ross to become Chairman except for Commissioner Rimes who abstained.

Motion passed.

Chairman Ross called for a motion to adopt Resolution No. 5172-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Nomination for the Position of Vice Chairman of the Board of Commissioners for the Housing Authority of the City of Orange. Commissioner Hudson moved adopted. Commissioner Davis seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Chairman Ross said I open up the floor for any nominations for the position of Vice Chairman.

Chairman Ross nominated Commissioner Williams for the position of Vice Chairman.

Commissioner Rossi nominated Commissioner Juliano.

Chairman Ross said we have two nominations Commissioner Juliano and Williams. Hearing no others nominations is now closed. Motion to close nominations. Commissioner Davis moved to close nominations. Commissioner Rimes seconded.

Chairman Ross said raise your hand for all who want to vote for Ernest Williams for the position of Vice Chairman.

Mr. McNeil said he has 4 in favor for Commissioner Williams as Vice Chairman, Commissioner Hudson, Commissioner Davis, Commissioner Williams and Chairman Ross.

Chairman Ross said raise your hand for all who want to vote for Joseph Juliano for the position of Vice Chairman.

Mr. McNeil said he has 3 in favor for Commissioner Juliano as Vice Chairman, Commissioner Rimes, Commissioner Rossi and Commissioner Juliano.

All Commissioners voted in favor

Mr. McNeil said Commissioner Williams is the Vice Chairman.

Chairman Ross called for a motion to adopt Resolution No. 5173-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Nomination for the Position of Treasurer of the Board of Commissioners for the Housing Authority of the City of Orange.

Commissioner Williams moved to adopt. Commissioner Rimes seconded.

Chairman Ross called for discussion?

A roll call was taken

All Commissioners voted in favor

Commissioner Williams said I nominate Commissioner Hudson for the position of Treasurer.

Commissioner Rimes seconded.

Commissioner Ross said is there any other nominations for Treasurer. Hearing no others nominations is now closed. Commissioner Williams moved to close nominations.

Commissioner Davis seconded.

Chairman Ross said, Commissioner Hudson is the Treasurer.

Chairman Ross called for a motion to adopt Resolution No. 5174-12 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange Nomination for the Position of Parliamentarian of the Board of Commissioners for the Housing Authority of the City of Orange.

Commissioner Williams moved to adopt. Commissioner Hudson seconded.

Chairman Ross called for discussion?

Commissioner Williams said I nominate Commissioner Rimes for the position of parliamentarian. Commissioner Davis seconded.

Commissioner Rimes said he declined the nomination.

Commissioner Hudson said I nominate Commissioner Juliano for the position of Parliamentarian. Chairman Ross seconded.

Chairman Ross said is there any other nominations for Parliamentarian. Hearing no other nomination is now closed. Commissioner Hudson moved to close nominations. Commissioner Davis seconded.

All Commissioners voted in favor.

Chairman Ross said Commissioner Juliano is the Parliamentarian.

New Business

Commissioner Juliano said I want to make a correction I was absent on January 19, 2012.

Commissioner Ross said is there an update on the golf outing.

Mr. McNeil said I've done some research. As of this point we are looking at Rock Springs is still the most financially feasible place to go. I'd like to have a committee meeting Tuesday to discuss the courses I've investigated.

Chairman Ross called for a motion to adjourn the meeting. Commissioner Davis 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 7:49 p.m.

Respectfully submitted,

Walter D. McNeil, Jr.
Secretary/Treasurer