

MINUTES FROM A REGULAR BOARD MEETING ON MAY 30, 2024

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 2:00 p.m. on May 30, 2024, via ZOOM web-based application. The Executive Director advised that all requirements of the Sunshine Law were met. A roll call was taken as follows:

Present

Chairman Ernest Williams
Vice Chairman Clifford Ross
Treasurer Shara Morrow
Commissioner Joseph Juliano
Commissioner Betty McLeod

Also Present

Walter D. McNeil, Jr., Executive Director
Marsha Moore, Esq., Post Polak, PA
Shanda Hammond, Director of Housing
Cristina Mateo, Housing Manger
Carlos Cuevas, Superintendent of Maintenance
Amanda Rivera, Accountant

Absent

Commissioner Hashim Garrett
Parliamentarian Coram Rimes

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner Morrow moved to adopt the agenda. Commissioner Ross seconded.

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

Chairman Williams called for a motion to adopt and/or correction of the Minutes from a Regular and Annual Board Meetings on April 20, 2023. Commissioner Morrow moved to adopt the minutes. Commissioner Ross seconded.

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

TREASURER'S REPORT

Executive Director advised the Board that he was still working with February's report because Tony is working on the closeout and interim report. He reviewed February's report. He reminded the Board that for the last 20 years or so, HACO has always been on the positive side, and he can pretty much guarantee that as of the end of March 31st, we will continue to be. McNeil said that as soon as he gets the 13 months budget from Tony, he will review it with the treasurer and the rest of the board members.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director thanked the staff as well as the Commissioners for having another good fiscal year that ended March 31st, saying we were able to end the year successfully, financially, and begin the year in the right tone. He advised that we've drawn down monies from the capital fund for planned projects, such as fixing the intercom system for the residents so that they are able to call down to see who's buzzing them at the front door. They'll be able to see the person and tell the guard whether to let them up or not.

McNeil also reviewed the Housing and Section 8 Reports with the board. He advised that HACO is reporting a 98% rate in pick, which is the HUD reporting system that we have to report to on a monthly basis. He reviewed the upcoming events calendar for June and advised the Board that we're going to have two more people graduating from the FSS Program.

Section 8 reported on the voucher briefing and updated waiting list.

PUBLIC SESSION

RESOLUTIONS

Chairman Williams called for a motion to adopt Resolution No. 5788-24 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills.
Commissioner Morrow moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion

Ross inquired about Corbett Exterminations 2 bills.

Amanda advised that one is a regular monthly extermination for the units in Washington Manor, which is the roaches, mice, etc.

The other is paid through capital fund for the bedbug program.

Ross also inquired about the home repairs for a roof, gutter porch and backyard, he asked what property is this for?

McNeil advised it was for 196 Hickory St.

A roll call was taken

All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No.5789-24. Resolution of the Board of Commissioners of the Housing Authority of the City of Orange amending the official position list. And amending the salary ranges,
Commissioner Ross moved to adopt. Commissioner Morrow seconded.

Chairman Williams called for discussion
Ross inquired about the salaries
Dawn advised that the list was previously updated to conform with the updated minimum wage, however, a few salaries were inadvertently overlooked.
A roll call was taken
All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5790-24 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to authorize the executive director to submit the SEMAP report.
Commissioner Morrow moved to adopt. Commissioner McLeod seconded.
No discussion
A roll call was taken
All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No.5791-24 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange to authorize the Executive Director to enter into a Contract with Giampaolo & Associates to provide accounting services for the period of April 1, 2024 to March 31, 2025.
Commissioner McLeod moved to adopt. Commissioner Morrow seconded.
Ross inquired about the rate, he wanted to know if it had been increased.
McNeil advised that it had not.
A roll call was taken
All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No.5792-24 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving HACO's updated Sales & Services Price List.
Commissioner Ross moved to adopt. Commissioner Morrow seconded.
Morrow asked how the prices were derived. Where did the costs come from?
McNeil advised that most of the prices were based on the actual cost of the service and item being replaced.
A roll call was taken
All Commissioners voted in favor.

UNFINISHED BUSINESS

McNeil advised that the Board will be meeting soon with Genesis to go through the whole issue of the Walter G Alexander project, and that he spoke with the HUD Representative, Mr. Cephus Ward in regard to planning a meeting with the board, to discuss the different possibilities we can partake in with the RAD program.

NEW BUSINESS

Motion to close. All in favor.

The meeting was adjourned.

Respectfully submitted,

Dr. Walter D. McNeil, Jr.
Secretary