

BHOUSING AUTHORITY OF THE TOWN OF BOONTON

MONTHLY MEETING

MINUTES

Administration Building

Friday, April 29, 2022

ADEQUATE NOTICE of this meeting, pursuant to the requirement of the Open Meetings Act, the Secretary of the Boonton Housing Authority Board of Commissioners is directed to enter the minutes of this meeting an accurate statement to the effect that:

“Notice of this meeting has been provided by filing a Notice of this meeting with the Town of Boonton Town Hall, by posting a Notice of this meeting on the bulletin board of the Boonton Housing Authority’s Riverview Apartments, the Administration Building, and by publication of this Notice in in the **Daily Record on January 7, 2022** and in the **Citizen of Morris County Newspaper on January 19, 2022** for the new calendar year of **2022**

If you wish to speak during the comment period (Zoom app) and wait to be recognized by the host. If you are speaking via telephone, unmute your phone when you are called on to speak. The host will un mute you if you are on the Zoom call and you will be allowed to speak during public comment period of the agenda.

Announce yourself when you are speaking with your full name,(spell) address and purpose of your comments. There is a five- minute limit per individual on public comments, unless otherwise extended by the Chairperson.

Pursuant to Open Public Meeting Act and Emergency Remote meeting protocol for Local Public bodies, adequate and electronic notice of this remote Zoom meeting have been provided.

CALL MEETING TO ORDER

Chairperson Plaisted called to order at 701PM at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 via Zoom until further notice.

ROLL CALL

James Plaisted, Chairperson	PRESENT
Amjad Rashid, Vice Chairperson	PRESENT
Lynn D. Schinman, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
Ginny Dolce, Commissioner	ABSENT
Leonardo Moyoli, Jr., Commissioner	ABSENT
VACANT 1/2022	

OTHERS PRESENT

JOHN CLARK, SUNBELT, INC; TERANCE CORRISTON, ATTORNEY,

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton to APPROVE the Minutes for: November 2021 and March 2022 AND TABLE the Board Minutes for and January 2022, February.

Motion:

Second:

Rollcall:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	A Y E	N A Y	N. V.	A. B.	COMMISSIO NER	A Y E	N A Y	N. V.	A. B.
Plaisted					Dolce				
Rashid					Schinman				
Moyoli									
Ariemma									

APPROVAL OF THE MONTHLY VOUCHERS/BILLS

MOTION by the Board of Commissioners to APPROVE the vouchers and bills for BHA Management and the Section 8 Housing Choice Voucher programs for the month(s) March, 2022

Motion

Seconded

Roll Call:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	A Y E	N A Y	N. V.	A. B.	COMMISSIO NER	A Y E	N A Y	N. V.	A. B.
Plaisted					Dolce				
Rashid					Schinman				
Moyoli									
Ariemma									

REPORT OF EXECUTIVE DIRECTOR/ADMINISTRATOR

- Sunbelt Update on SVC conversion
Effective May 1, 2022
Legal review pending with HUD
TPV approved May 1, 2022
Letter to vendors for new billing information
Letter to tenants start new lease signing with AHOM, Inc
- First draft Personnel Policy submitted for review to be effective May 1, 2022
- Maintenance Charge List updated to May 1, 2022

CORRESPONDENCE

- Letter from HUD approving the TPV-SVC
- HUD SEMAP Approval letter – Score 103%

OLD BUSINESS

- Financial Disclosure forms need to be completed by 4/29/2022
- Sink hole issue still pending solution between Town of Boonton and Morris County – pending Town/County agreement

NEW BUSINESS

- RFP's: Legal AHOM, Inc -re advertise

RESOLUTIONS

THE FOLLOWING RESOLUTIONS WILL BE reviewed and approved as AS A CONSENT
RESOLUTIONS : 2150,2152,2153,2155,2156,2157

Commissioner Plaisted motioned to accept and approve the above Resolutions as a consent agenda with changes as discussed. Commissioner Schinman seconded the motion. All Commissioners present voted in the affirmative. Resolutions :2150,2152,2153,2154,2155, 2156, 2157 were passed.

RESOLUTION #2149 RESOLUTION TO ACCEPT THE ONE YEAR CONTRACT WITH WILLIAM KATCHEN, CPA TO BE THE FEE ACCOUNT FOR BOTH BOONTON HOUSING AUTHORITY AND THE AHOM, INC FINANCIAL SERVICES THROUGH APRIL 30, 2023

Commissioner Plaisted motioned to accept Resolution #2149 as presented . No one present was opposed. Commissioner Rashid seconded the Motion. All Commissioners present voted in the affirmative.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION # 2150 AUTHORIZED BANK SIGNATORS FOR AHOM, INC SECURITY DEPOSIT ACCOUNT WITH LAKELAND BANK, BOONTON, NJ

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION # 2151 RESOLUTION TO REVIEW AND APPROVE THE DRAFT PERSONNEL POLICY FOR THE BOONTON HOUSING AUTHORITY EFFECTIVE MAY 1, 2022 TABLED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.				
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION #2152 RESOLUTION TO WRITE OFF MONIES DUE FROM VANESSA BARNARD IN THE AMOUNT OF \$1,619.65

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY	NA	N.V.	A.B.	COMMISSIONER	AY	NA	N.V.	A.B.
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION #2153 RESOLUTION TO WRITE OFF MONIES DUE FROM MIGUEL FARIAS IN THE AMOUNT OF \$40.80

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY	NA	N.V	A.B	COMMISSIONER	AY E	NA Y	N.V	A.B
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION # 2154 RESOLUTION TO APPROVEE THE MAINTENANCE AND OTHER CHARGE LIST FOR AHOM, INC

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONERR	AYE	NAY	N.V.	A.B.	COMMISSIONERR	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION #2155 RESOLUTION TO AUTHORIZE AND APPROVE THE 2022 INCOME LIMITS

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY	NA	N.V	A.B	COMMISSIONER	AY E	NA Y	N.V	A.B
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION #2156 RESOLUTION TO AUTHORIZE AND APPROVE PROPERTY TRANFER FROM BHA TO AHOM, INC, EFFECTIVE MAY 1, 2022

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY	NA	N.V	A.B	COMMISSIONER	AY E	NA Y	N.V	A.B
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				

Ariemma	x								
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A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

RESOLUTION #2157 RESOLUTION TO AUTHORIZE AND TRAVEL FOR STAFF TO ATTEND THE MARC-NJNAHRO CONFERENCE IN ATLANTIC CITY, NJ MAY 1-4,20, 2022

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONERR	AYE	NAY	N.V.	A.B.	COMMISSIONERR	AYE	NAY	N.V.	A.B.
Plaisted	x				Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Vacant				
Ariemma	x								

A roll call was taken, everyone present voted in the affirmative. Resolution #2149 was passed.

COMMENTS FROM THE PUBLIC:

Any other business that may properly come before the Board of Commissioners of the Housing Authority of the Town of Boonton.

ADJOURNMENT

Motion to Adjourn by Chairperson Plaisted

Second by Commissioner Rashid

Time: 7:16 PM