

**HOUSING AUTHORITY OF THE TOWN OF BOONTON
MONTHLY MEETING**

Administration Building

AGENDA

REGULAR BOARD MEETING

Wednesday May 24,2023



OPEN PUBLIC MEETINGS ACT

ADEQUATE NOTICE of this meeting, pursuant to the requirement of the Open Meetings Act, I direct the Secretary of the Boonton Housing Authority Board of Commissioners 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 10, 2023 and in the Citizen of Morris County Newspaper on January 19, 2023** for the new calendar year of 2023

Sherry Sims is inviting you to a scheduled Zoom meeting.

CALL MEETING TO ORDER

The meeting will be called to order at ____ at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 and via Zoom for those Board members who could not appear in person due to conflict of scheduling, or health.

Sherry Sims is inviting you to a scheduled Zoom meeting.

Topic: BOONTON HOUSING AUTHORITY BOARD MEETING MAY 25, 2023

Join Zoom Meeting

<https://us02web.zoom.us/j/2934860306?pwd=bkRmN0h1dUpTU2gyYzJFWjZWZ0l4UT09>

Meeting ID: 293 486 0306

Passcode: bha1

One tap mobile

+16465588656,,2934860306#,,,,*124460# US (New York)

+16469313860,,2934860306#,,,,*124460# US

Dial by your location

+1 646 558 8656 US (New York)

+1 253 205 0468 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Meeting ID: 293 486 0306

Passcode: 124460

Find your local number: <https://us02web.zoom.us/j/kUPvffBXu>

ROLL CALL 2022

James Plaisted, Chairperson

Amjad Rashid, Vice-Chairperson

Ginny Dolce., Commissioner

Lynn D. Schinman, Commissioner

Mildred Ariemma, Commissioner

Duane Zadarosni, Commissioner

Leonardo Moyoli, Jr., Commissioner

OTHERS PRESENT

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton to
TABLE January 25, 2023 Minutes and April 26, 2023. There was no meeting March 2023.

Motion:

Second:

Rollcall:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				

Dolce					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) **April and May 2023**

Motion

Seconded m

Roll Call:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce									
Ariemma									

REPORT OF EXECUTIVE DIRECTOR

There are many changes going on with HUD regulations regarding Software changes with the PIC to the HIP; the inspection process is changing from REAC to NSPIRE Providing special funds for programs designed to assist with homeless veterans and the aging out children from foster homes. In addition the impact on the federal budget based will be based on what happens with the debt ceiling debate.

In addition cyber security has becoming a serious concern for Authorities to have proper insurance to insure your HA is not held hostage with confidential data.

Elected Official Training on the MEL Safety Institute website is available for Staff and Commissioners to take If we take the course, we can get up to \$500 credit on our annual insurance assessment. This is due by May 31, 2023

Risk Control site inspection will be conducted on behalf of the JIF on Tuesday May 24

Property Appraisals will be done on all members of the JIF to make sure all have adequate coverage. This is a mandatory appraisal required for all members who have property values of \$1,000,000 or greater by September 1, 2023

2022 Payroll Audit will be scheduled by NEIS

2022 Independent Audit for BHA and AHOM is currently in process.

CORRESPONDENCE

None

OLD BUSINESS

- Sinkhole issue at Riverview needs follow up (Town and County resolution) – rodent infestation
- Water drainage problem on Chestnut – Meeting scheduled May 25, 2023 with the Town Administrator

NEW BUSINESS

Air Duct Cleaning contact award

Insurance Claim approved for Riverview Community Room – getting quotes

Replacement of 2 Hot water Boilers at Riverview Apartment - award

Sidewalk repair/shaving at Chestnut Street contract award

Annual Unit HQS inspections are in progress for SVC units – Independent contractor

Roof and gutter repairs/cleaning Chestnut Street- getting quotes

Trip hazards at Chestnut St repair in progress

Painting Exterior of Chestnut Street – getting quotes

ATTORNEY REPORT/UPDATES

- **Regulatory Updated**

NSPIRE Inspection final rules

EPL Employee Practice Liability requirements – Attorney review and update Personnel Policy

Every 2 years the MEL reviews laws and regulations to update the Personnel Manual. Members are asked to complete training geared toward Managers, Supervisors and Non-Supervisors and Employee Staff training. These classes are mandatory and must be reviewed by our Attorney by November 11th that we have met the requirements.

- **Eviction status update**

RESOLUTIONS

RESOLUTION #2196 AUTHORIZE AND APPROVE STAFF TRAVEL FOR TRAINING DURING THE MONTH OF JULY 2023 TO WASHINGTON, DC FOR MARC-NAHRO CONFERENCE 2023

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli, Jr				
Ariemma									

RESOLUTION #2197 AUTHORIZE AND APPROVE TRAVEL POLICY STANDARD IRS MILEAGE RATE FOR 2023 TO .66 cents

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
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Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli, Jr				
Ariemma									

RESOLUTION #2198 AUTHORIZE AND APPROVE FISCAL YEAR 2023 INCOME LIMITS

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli, Jr				
Ariemma									

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.

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ADJOURNMENT

Motion to Adjourn by
Seconded
Time