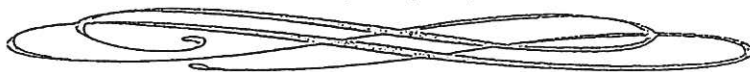


HOUSING AUTHORITY OF THE TOWN OF BOONTON
MONTHLY MEETING

Administration Building

MINUTES
REGULAR BOARD MEETING

Wednesday July 26, 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.

TOPIC: BOONTON BOARD MEETING : July 26, 2023

Time: 7:00PM

Join Zoom Meeting

<https://us02web.zoom.us/j/81464096142?pwd=L3hPNnY0TVFYazY0cTFpbyt0UEtQQT09>

Meeting ID: 814 6409 6142

Passcode: 131822

One tap mobile

+13017158592,,81464096142#,,, *131822# US (Washington DC)

+13052241968,,81464096142#,,, *131822# US

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 253 205 0468 US

+1 360 209 5623 US

Meeting ID: 814 6409 6142

Passcode: 131822

Find your local number: <https://us02web.zoom.us/j/kcNwTw9way>

CALL MEETING TO ORDER

The meeting will be called to order at 7:30PM 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.

ROLL CALL 2022

James Plaisted, Chairperson	PRESENT
Amjad Rashid, Vice-Chairperson	ABSENT
Ginny Dolce., Commissioner	ABSENT
Lynn D. Schinman, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
Duane Zadarosni, Commissioner	PRESENT
Leonardo Moyoli, Jr., Commissioner	ABSENT

OTHERS PRESENT

Sherry Sims, Executive Director/Secretary

William Katchen, Fee Accountant via Zoom

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton to **APPROVE MINUTES** for month(s): January 25, 2023, April 26, 2023; May 24, 2023.

There were no meetings in December 2022 or March 2023 and June 2023

Commissioner Rashid motioned to table the approval of meeting and was seconded by Commissioner Plaisted.

Rollcall: All Commissioners present voted in the affirmative. No one present was opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.

Plaisted	x				Zadarosni				x
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma				x					

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) February and March and April 2023

Motion: Commissioner Plaisted

Seconded: Commissioner Schinman

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

Roll Call: All Commissioners present voted in the affirmative. No one present was opposed. The Bills and Vouchers were paid.

REPORT OF EXECUTIVE DIRECTOR

See New Business Report.

CORRESPONDENCE

None

OLD BUSINESS

- Sinkhole issue at Riverview needs follow up (Town and County resolution) – rodent infestation
- Water drainage problem on Chestnut – Surveyors

NEW BUSINESS

- VMS AUDIT remote by HUD completed
- Challenge SEMAP scoring- corrected to high performer 103%
- FIOS installation started on Chestnut Street -completed 4/18/2023
- Commissioner Mandatory Trainings Schedule – on-line Zoom
- FDS reports are due 4/30/2023
- FSS grant was approved. – Hire a case manager
- Contract awards: William Katchen – Fee Accountant
- Contract Award: Sunbelt, Inc – Consultant for AHOM, Inc
- Annual Independent Audit for FYE 2022 is in progress

ATTORNEY REPORT/UPDATES

Absent

RESOLUTIONS

CONSENT RESOLUTION FROM #2190 THROUGH #2195

COMMISSIONER ZADAROSNI MOTIONED TO APPROVE THE ABOVE RESOLUTIONS AS PRESENTED. COMMISSIONER ARIEMMA SECONDED THE MOTION. THERE WAS NO ONE PRESENT WHO OPPOSED THE PRESENTATION OF THE ABOVE RESOLUTIONS.

A CONSENT ROLL CALL WAS TAKEN AS PRESENTED BELOW.

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

RESOLUTION #2190 THE BOARD OF COMMISSIONERS OF THE BOONTON HOUSING AUTHORITY AUTHORIZES AND APPROVE THE WRITE-OFF FOR JODIAN JACAS, RIVERVIEW, APT 5L IN THE AMOUNT OF \$4,429.00

All Commissioners present voted in the affirmative. No one present was opposed.

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

A roll call was taken. Resolution #2190 was passed.

RESOLUTION #2191 THE BOARD OF COMMISSIONERS AUTHORIZES AND APPROVE THE WRITE-OFF FOR ALBERT ROBINSON, RIVERVIEW, APT 6C, IN THE AMOUNT OF \$3,162,83

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2191 was passed.

RESOLUTION #2192 THE BOARD OF COMMISSIONERS AUTHORIZES AND APPROVE THE WRITE OFF FOR BRIANA LATTIMORE, RIVERVIEW , APT 6F IN THE AMOUNT OF \$7,991.00

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2192 was passed.

RESOLUTION #2193 THE BOARD OF COMMISSIONERS AUTHORIZE AND AWARD FEE ACCOUNTANT CONTRACT TO WILLIAM KATCHEN, CPA EFFECTIVE MAY 1, 2023 THROUGH APRIL 30, 2024

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2193 was passed.

RESOLUTION #2194 THE BOARD OF COMMISSIONERS OF THE BOONTON HOUSING AUTHORITY AUTHORIZE AND APPROVE THE AMENDED THIRD PARTY CONTRACT WITH SUNBELT, INC

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2194 was passed.

RESOLUTION #2195 THE BOARD OF COMMISSIONER OF THE BOONTON HOUSING AUTHORITY AUTHORIZE AND APPROVE STAFF TRAVEL FOR DURING THE MONTH OF MAY2023

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2195 was passed.

RESOLUTION # 2199 RESOLUTION BY THE BOARD OF COMMISSIONERS AUTHORIZE AND APPROVE THE 2022 AUDIT SUBMISSION ON JUNE 30, 2023

Commissioner Plaisted motioned to accept Resolution #2199 as presented. Commissioner Moyoli, Jr. seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:
All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2199 was passed.

RESOLUTION #2200 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZSE AND APPROCE THE ANNUAL PLAN BEGINNING OCTOBER 1, 2023 – SEPTEMBER 30, 2023

Commissioner Plaisted motioned to accept Resolution #2199 as presented. Commissioner Moyoli, Jr. seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2200 was passed.

RESOLUTION #2201 A RESOLUTION BY THE BOARD OF COMMISSIONRS AUTHORIZED AND APPROVE THE OCTOBER 1, 2023 AMP IN-HOUSE BUDGET THROUGH SEPTEMBER 30, 2024

Commissioner Plaisted motioned to accept Resolution #2201 as presented. Commissioner Moyoli, Jr. seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2201 was passed.

RESOLUTION #2202 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE INTRODUCTION OF THE NEW JERSEY STATE BUDGET FOR OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024

Commissioner Plaisted motioned to accept Resolution #2202 as presented. Commissioner Moyoli, Jr. seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2202 was passed.

RESOLUTION #2203 A RESOLUTION BY THE BOARD OF COMMISSIONER TO AUTHORIZE AND APPROVE THE COST OF LIVING INCREASE APPROVAL FOR THE BUDGET YEAR OCTOBER 1, 2023 – SEPTEMBER 30, 2024 (AFTER STAFF EVALUATIONS ARE COMPLETED AND APPROVED BASED ON PERFORMANCE)

Commissioner Plaisted motioned to accept Resolution #2203 as presented. Commissioner Moyoli, Jr. seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2203 was passed.

RESOLUTION # 2204 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE AHOM, INC AUTHORIZED BANK SIGNATORY PERSONS FOR THE FISCAL YEAR OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024

Commissioner Rashid motioned to accept Resolution #2204 as presented. Commissioner Schinman. seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

All Commissioners present voted in the affirmative. No one present was opposed

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

A roll call was taken. Resolution #2204 was passed.

RESOLUTION # 2205 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE AHOM, INC AUTHORIZED BANK SIGNATORY PERSONS FOR LAKELAND BANK THE FISCAL YEAR OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024

Commissioner Rashid motioned to accept Resolution #2205 as presented. Commissioner Schinman. seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

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

A roll call was taken. Resolution #2205 was passed.

RESOLUTION #2206 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE WRITE OFF DISPOSITION OF STOVES AND REFRIGERATORS IN ACCORDANCE WITH THIS ASSET DISPOSITION POLICY

Commissioner Rashid motioned to accept Resolution #2206 as presented. Commissioner Plaisted seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

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

A roll call was taken. Resolution #2206 was passed.

RESOLUTION 2207 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE COMMISSIONER AND STAFF TRAVEL TO THE ANNUAL

NJAHARA CONFERENCE AT THE RESORTS CASINCO BETWEEN SEPTEMBER 24-26, 2023

Commissioner Rashid motioned to accept Resolution #2207 as presented. Commissioner Schinman seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

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

A roll call was taken. Resolution #2207 was passed.

RESOLUTION # 2208 RESOLUTION BY THE BOARD OF COMMISSIONERS AUTHORIZED AND APPROVE THE UPDATED FIVE YEAR ROLLING CONTRACT FOR THE EXECUTIVE DIRECTOR FROM AUGUST 1, 2023 THROUGH JULY 31, 2028

Commissioner Plaisted motioned to accept Resolution #2208 as presented. Commissioner Rashid seconded the motion. All Commissioners present voted in the affirmative. A roll call was taken as follows:

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

A roll call was taken. Resolution #2208 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.

AHOM, INC will hold its first Annual Board meeting on August 17, 2023 at 7PM.

ADJOURNMENT

Motion to Adjourn by: Commissioner Plaisted

Seconded: Commissioner Rashid

Time: 8:27 PM

I, Sherry Sims, certify that these Minutes were approved at the Board Meeting held on September 27, 2023

Sherry Sims
Executive Director/Secretary