

**HOUSING AUTHORITY OF THE TOWN OF BOONTON**  
**Administration Building**  
**REGULAR BOARD MEETING**  
**MINUTES**  
**WEDNESDAY**  
**June 24, 2026**



**Join Zoom Meeting**

**<https://us06web.zoom.us/j/82774445402?pwd=vNi80r5cKHt3UyiE7zTs3bsr9tAboR.1>**

**Meeting ID: 827 7444 5402**

**Passcode: 698009**

**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 email of this Notice in in the Daily Record on January 4, 2026 and the Citizen on Jan 7. 2026 It was also posted on the Boonton Housing Authority webpage:**

**[www.boontonhousing.org](http://www.boontonhousing.org)**

The meeting was called to order by Chairperson Plaisted at 7:26PM from the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 also streaming at the link above.

**ROLL CALL 2025**

|                                    |         |
|------------------------------------|---------|
| James Plaisted, Chairperson        | PRESENT |
| Amjad Rashid, Vice-Chairperson     | PRESENT |
| Robert DiVincent., Commissioner    | ABSENT  |
| Pamela Botka, Commissioner         | PRESENT |
| Mildred Ariemma, Commissioner      | PRESENT |
| Leonardo Moyoli, Jr., Commissioner | ABSENT  |
| Beatriz Villada, Commissioner      | ABSENT  |

**OTHERS PRESENT.**

Sherry Sims Executive Director , Terrance Corrison, Legal Counsel, Kenneth Kelshaw, Deputy Director

**MINUTES:** The Minutes for May 27, 2026, were tabled. There was no meeting in April, 2026.

**Motion Chairperson Plaisted**

**Seconded Commissioner Rashid**

**Voice vote: All Commissioners present voted in the affirmative, no one present was opposed.**

**APPROVAL OF THE BILLS AND VOUCHERS TO BE PAID:** May and June 17, 2026

**Motion: Chairperson Plaisted**

**Second: Commissioner Botka**

**Roll call**

| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
|--------------|-----|-----|------|------|--------------|-----|-----|------|------|
| Plaisted     | x   |     |      |      | Moyoli, Jr.  |     |     |      | x    |
| Rashid       | x   |     |      |      | Botka        | x   |     |      |      |
| DiVincent    |     |     |      | x    | Villada      |     |     |      | x    |
| Ariemma      | x   |     |      |      |              |     |     |      |      |

### **CORRESPONDENCE**

Letter of Invitation from FSS Coordinator to attend the FSS Graduation were mailed on June 10, 2026.

Letter was received from US Department of HUD without SEMAP Score FYE 9/30/2025. We are ranked as High Performers.

### **ATTORNEY REPORT**

The Procurement Policy revisions and the AI policies are being updated and will be presented to the Board when they are completed.

### **OLD BUSINESS**

There was none.

### **NEW BUSINESS**

The BHA Annual Plan will be submitted to HUD by July 18, 2026.

The Audit for FYE September 30, 2025, is due June 30, 2026, but the submission will be late.

The BHA  
submitted a Waiver letter requesting HUD for more time for the submission.

The annual Payroll Audit for NJHAJIF was completed June 18, 2026, by NEIS Auditor.

Staff Evaluations are due for completion and will be scheduled and completed by August 30, 2026.

The new FSS coordinator has scheduled the FSS Graduation scheduled July 22, 2026 @12-2PM. She is also scheduling outreach activities to work with existing participants and invite other program participants to educate and encourage them to sign a contract.

Tentative Outreach activity dates are as follows:

★ August 13, 2026, FOOD-SIP& PAINT — 6-8 pm *Wed*  
September 10, 2026 — CREATE VISION Board  
October 24, 2026 — FUN NIGHT - GAMES, FOOD and DOOR PRIZES. A tour of Riverview Apartments will be scheduled on the same day July 22, 2026 @ 11:00AM.

The Bid packet for the Chestnut Cottages has been issued, and the pre-bid conference is scheduled for June 24th at 2PM. The Bid opening will be July 9, 2026, at 11AM.

The Proposals for the emergency repairs Boiler emergency repairs were due June 23, 2026. Three proposals were submitted for review and awarded. This work must be done before the winter season starts in October 2026.

The request for quotes for Architect Engineer to make Significant upgrades at Riverview Apartments are due.

The request quotes for Architect Engineer for emergency balcony and floor replacement throughout Riverview Apartments due to safety concerns are due

## RESOLUTIONS

### **RESOLUTION 2328: RESOLUTION TO APPROVE THE BOONTON HOUSING ANNUAL PLAN FOR THE FISCAL YEAR OCTOBER 1, 2026**

**Motion: Commissioner Botka**

**Second: Commissioner Rashid**

| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
|--------------|-----|-----|------|------|--------------|-----|-----|------|------|
| Plaisted     | x   |     |      |      | Moyoli       |     |     |      | x    |
| Rashid       | x   |     |      |      | Botka        | x   |     |      |      |
| +DiVincent   |     |     |      | x    | Villada      |     |     |      | x    |

|         |   |  |  |  |  |  |  |  |  |
|---------|---|--|--|--|--|--|--|--|--|
| Ariemma | x |  |  |  |  |  |  |  |  |
|         |   |  |  |  |  |  |  |  |  |

**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. Comments are limited to 3 minutes. State your name and address for the record.

**ADJOURNMENT**

Motion: Chairperson Plaisted  
Second: Commissioner Amjad  
Time: 7:41PM

**I, Sherry Sims, certify that these Minutes were reviewed and approved at the Board Meeting held on July 22, 2026.**

**Sherry L. Sims**  
**Secretary/Executive Director**