

HOUSING AUTHORITY OF THE TOWN OF BOONTON
Administration Building
REGULAR BOARD MEETING
MINUTES

MARCH 25, 2026



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.boontonthousing.org

The meeting was called to order by Chairperson Plaisted at 7:05 from the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 at the link above.

ROLL CALL 2025

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

OTHERS PRESENT

TERANCE CORRISTON; KENNETH KELSHALL, SHERRY SIMS, JOHN CLARKE

APPROVAL OF THE MINUTES FOR THE MONTH OF JANUARY 26, 2026

There was no meeting in February 2026

Motion BY COMMISSIONER Plaisted

Seconded BY: Commissioner Rashid

THE RESOLUTION WAS PASSED

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					

APPROVAL OF THE BILLS AND VOUCHERS TO BE PAID: January and February 2026

MOTION BY: Commissioner Botka

SECONDED By: Commissioner Villada

THE RESOLUTIONS WAS PASSED

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

No correspondence was presented at the meeting

ADMINISTRATIVE REPORT -DEPUTY DIRECTOR REPORT

Keneth Kelshall reported on day-to-day activities such as status of the waiting list, move-ins, vacancies

Annul tenant certification and other day-to-day activities for the month.

ATTORNEY REPORT

No report.

OLD BUSINESS

Chestnut Street Drainage Project Bid package

Riverview RFQ for Boiler Repairs before winter – urgent

Riverview RFP Balcony Replacement before winter – safety issues

Audit for September 30 2025 to begin

NEW BUSINESS

All Commissioners present participated in the viewing of the Mel Training for 2025-2026 Elected Official Risk Management Seminar. The video was played at the meeting so that the BHA can get insurance premium credit of \$500.

Chairperson Plaisted gave a detailed verbal report on NLHA Conference he attended

CONSENT RESOLUTIONS: RESOLUTION 2320-2322

Motion by Commissioner Rashid

Second by Commissioner Plaisted

ALL RESOLUTIONS WERE PASSED

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				VALLADA	x			
Ariemma				x					

**RESOLUTION # 2320 AUTHORIZE AND APPROVE THE CPA FEE
ACCOUNTANT CONTRACT TO \$15,000.00**

**RESOLUTION # 2321 AUTHORIZE AND APPROVE TRAVEL TO THE NJNAHRO
CONFERENCE BAGOTA CASCINO IN ATLANTIC CITY
APRIL 26-29, 2025**

**RESOLUTION #2322 AUTHORIZE AND APPROVE THE AUDITOR CONTRACT
TO NOVOGRADAC, LLP IN THE AMOUNT OF \$14,420**

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.

None

ADJOURNMENT

Motion to Adjourn: Commissioner Moyoli

Seconded: Commissioner Rashid

Time: 7:45PM

The Minutes are submitted by Sherry Sims; as a true and accurate record of the proceedings of the Regular Meetings of the Board of the Commissioners at the Board Meeting held on May 27, 2026.

Sherry L. Sims

Secretary/Executive Director

**Administration Building
REGULAR BOARD MEETING
AGENDA
WEDNESDAY
February Meeting
CANCELLED**



Join Zoom Meeting

<https://us06web.zoom.us/j/82774445402?pwd=vNi80r5cKHt3UviE7zTs3bsr9tAboR.1>

Meeting ID: 827 7444 5

Passcode: 698009

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James Plaisted, Chairperson
Amjad Rashid, Vice-Chairperson
Robert DiVincent., Commissioner
Pamela Botka, Commissioner
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OTHERS PRESENT

COMMENTS FROM THE PUBLIC