



**SALVATORE FOGARINO • Chairman**  
**JAY LAPP • Vice Chairman**  
**JEFF SILVESTRI • Commissioner**  
**SAMUEL HUDMAN • Secretary/Executive Director**

**THURASINGHAM MOHANAKANTHAN • Commissioner**  
**JUDITH MARQUEZ • Resident Commissioner**  
**ANDREW HALTER • Commissioner**

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### Minutes: October 19, 2015

**“The Board of Commissioners of the Housing Authority of the Borough of Glassboro, County of Gloucester and State of New Jersey met in session on Monday, October 19<sup>th</sup>, 2015 At 6:00 p.m. Chairman Sal Fogarino called the meeting to order requesting the “Pledge of Allegiance” be proclaimed.**

#### ROLL CALL:

**Executive Director Hudman called the roll and the following answered "aye":**

- ✓ Chairman Salvatore Fogarino
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Jeff Silvestri
- ✓ Commissioner Thurasingham Mohanakanthan
- ✓ Executive Director Sam Hudman

**Also in attendance were:**

- ✓ Deputy Executive Director Kim Gober
- ✓ Madeline Vasquez, Site Manager
- ✓ Stella Barnes, Administrative Assistant
- ✓ Chris Grupico, Financial Director
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Michael Watson, Esq., Solicitor

**Absent:**

- ✓ Commissioner Judith Marquez

**The Solicitor declared a quorum present as well as called the meeting to order and announced public notice of the meeting had been properly given to the South Jersey Times, Gloucester County and posted at the Borough Hall in accordance with the Open Public Meetings Act**

## **Public Portion**

Chairman Sal Fogarino opened the meeting to the Public:

- Seeing no Public in Attendance, Chairman Fogarino requested a motion to close.

MOTION TO CLOSE THE PUBLIC PORTION

MOTION: COMMISSIONER JAY LAPP

SECOND: COMMISSIONER JEFF SILVESTRI

ALL IN FAVOR

## **AGENDA**

### **A. MINUTES:**

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING

MOTION: COMMISSIONER ANDREW HALTER

SECOND: COMMISSIONER JAY LAPP

Chairman Sal Fogarino declared the Minutes carried by unanimous voice votes of the Commissioners present.

### **B. BILL LIST AND FINANCIALS**

#### **1. Consider Interim Bill List:**

Questions?

- John Edge- West Jersey Office Supplies
- Dental Care- Employee Dental Care

MOTION TO APPROVE THE BILL LIST

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JEFF SILVESTRI

Bill List accepted unanimously by all Commissioners present.

#### **2. Financials:**

Financial Director Chris Grupico gave a bottom line report on the GHA Financials with a \$9000 surplus.

Financial Reports and the GHA Budget are included in the packet. A discussion on depreciation was held between the Financial Director and Commissioners.

GASB 68 in the packet. Government Entities are going to be required FY 2016 to book a portion of the deficit of the state pension fund. Anyone who contributes to the public employee's retirement fund will be required to book their portion.

The State is not putting in their portion. Each agency will be required to pay a portion of the deficit. We already pay pension portions. We may have to pay more.

MOTION TO APPROVE THE FINANCIALS  
MOTION: COMMISSIONER JAY LAPP  
SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN

Financials accepted unanimously by all Commissioners present.

A motion to reopen the **Public Portion**

Mr. Tucker has a few complaints:

- Delsea Manor heat. Is there a date when the heat goes on and off?
- Another dryer is needed. There are currently 3 washers and 2 dryers. Mr. Hudman will look into this to see if it is possible.
- It is hard for tenants to get into tubs. Is there a way to replace tubs with walk in showers?

There will be quarterly tenant meetings where the tenants are urged to attend the meetings and offer their suggestions and complaints. The next meeting is Thursday, October 22<sup>nd</sup>.

MOTION TO CLOSE THE PUBLIC PORTION  
MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN  
SECOND: COMMISSIONER ANDREW HALTER

**C. CORRESPONDENCE:**

**D. Old Business:**

- DEPUTY EXECUTIVE DIRECTOR KIM GOBER REPORTS ALL OF THE NEW THERMOSTATS ARE IN AND WORKING. THEY ARE SET AT 78 DEGREES.
- COMMISSIONER JAY LAPP QUESTIONED IF ANYTHING HAS BEEN DONE ABOUT SECURITY CAMERAS. THERE HAS BEEN NOTHING AS OF YET. PRIORITIES FOR THE RESIDENTS ARE KEY. WE WILL TRY TO FUNNEL COST OF CAMERAS IN WITH ALL OTHER PRIORITIES.
- RUSS CLARK FROM THE HIGHWAY DEPARTMENT HAS NOT RESPONDED TO NUMEROUS REQUESTS FOR THE POT HOLES AND SIGNS. CHAIRMAN FOGARINO WILL CALL AGAIN ALONG WITH COMMISSIONER LAPP TOMORROW (OCTOBER 20<sup>TH</sup>, 2015) AT 8:30 AM.

MOTION AUTHORIZING SET HOURS FOR EMPLOYEES OF GH  
MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN  
SECOND: COMMISSIONER JAY LAPP

ALL COMMISSIONERS IN FAVOR OF MOTION BY VOTING "AYE"

## E. NEW BUSINESS RESOLUTIONS

<u>2015-47</u>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES <b>Motion:</b> Jay Lapp <b>Second:</b> Jeff Silvestri
<u>2015-48</u>	RESOLUTION AUTHORIZING AND SET FORTH THE OFFICE HOURS OF GHA <b>Motion:</b> Andrew Halter <b>Second:</b> Thuraisingham Mohanakanthan
<u>2015-49</u>	RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR RAD PROPERTY CONDITION ASSESSMENT <b>Motion:</b> Jay Lapp <b>Second:</b> Thuraisingham Mohanakanthan
* <u>2015-50</u>	RESOLUTION APPROVING THE GHA BUDGET (ROLL CALL) <b>Motion:</b> Jay Lapp <b>Second:</b> Thuraisingham Mohanakanthan All Commissioners vote "aye"
<u>2015-51</u>	RESOLUTION APPROVING THE PURCHASE OF TWO TRACTORS <b>Motion:</b> Andrew Halter <b>Second:</b> Jay Lapp
<u>2015-52</u>	RESOLUTION EXECUTIVE SESSION (NOT NEEDED)

### \* Resolution approving the GHA Budget:

Executive Director Sam Hudman as well as Deputy Executive Director Kim Gober explained the Budget is not the actual monies received. It is an estimation of the income. The Federal Govt. is not funding Housing Authorities like it did in the past. We still do not know what funding we will receive. Financial Director Grupico states all of this info is submitted to HUD assuming we receive 100%, when in actuality it will be more than what we receive.

MOTION TO APPROVE THE NEW BUSINESS

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

ALL COMMISSIONERS ACCEPTED NEW BUSINESS WITH "AYE"

## ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER THURASINGHAM MOHANAKANTHAN

SECOND: COMMISSIONER JAY LAPP

The motion was carried by a unanimous voice vote of the Commissioners present.

Respectfully submitted,

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Samuel V. Hudman, Executive Director

DATED: October 20, 2015