

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF EDGEWATER

February 12, 2024

Meeting called to order at 7:00 P.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement. **Meeting was conducted Hybrid/via Zoom.**

PRESENT

Dawn Hoinash, Chairperson
Margaret Taylor, Commissioner
Ann Carletta, Commissioner
Laura Seip, Commissioner
Joseph Capano, Executive Director
Frank Borin, EHA Attorney
Bill Katchen, CPA

ABSENT

Dimitrios Nikolaidis, Vice Chairman
James D'Anna, Commissioner
John Pilot, Commissioner

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the January 8, 2024 regular meeting. Motion to approve the minutes of the January 8, 2024 meeting made by Commissioner Taylor, seconded by Commissioner Carletta. Vote of the board was ayes,- three; nays, none; abstain,-one.

Executive Director's Report:

- **Updated Personnel Policy** - Discussion.
- **Travel to NJNAHRO Annual Conference** – Discussion.
- **AHOME Heating Boiler** – Discussion.

Chairperson Report - None.

Finance Committee – Bill Katchen, CPA, and staff has been in the office working on financials.

Buildings and Grounds Committee - Capital Improvements are ongoing. The ramp replacement at 300 Undercliff Avenue is near completion. Roof replacement at 27 Dempsey Avenue is completed; however, work pads are going to be installed in the event that HVAC work needs to be done. Rug removal at 27 Dempsey Avenue is also complete, and LVT flooring has been put in its place. 300 Undercliff is going to have the floors done next.

Personnel Committee – As mentioned previously, the Personnel Policy has been updated, and will be presented to staff upon adoption.

Professionals' Reports – None.

Old Business – None.

New Business - None.

Resolutions No.8 -2024 to 11-2024 were discussed, and Motion made by Chairperson Hoinash, seconded by Commissioner Taylor. Vote of the board was ayes, four; nays, none.

Resolution No.8- 2024: Updated Personnel Policy. Motion made by Chairperson Hoinash, seconded by Commissioner Taylor. Vote of the board was ayes, four; nays, none.

Resolution No.9- 2024: Travel to NJNAHRO Annual Conference. Motion made by Chairperson Hoinash, seconded by Commissioner Taylor. Vote of the board was ayes, four; nays, none.

Resolution No.10- 2024: Payment #2 to VMG Group for Roof Replacement. Motion made by Chairperson Hoinash, seconded by Commissioner Taylor. Vote of the board was ayes, four; nays, none.

Resolution No.11- 2024: February Bills 2024. Motion made by Chairperson Hoinash, seconded by Commissioner Taylor. Vote of the board was ayes, four; nays, none.

Commissioners' Comments - None.

The Executive Director opened the meeting to the public. There were no members of the public present. The public portion was closed.

Motion made to adjourn by Chairperson Hoinash, seconded by Commissioner Carletta. Vote of the board was ayes, four- nays, none.

CERTIFICATION

I, the undersigned Executive Director and Secretary of the Edgewater Housing Authority of the Borough of Edgewater, New Jersey, do hereby certify that meeting minutes of the Authority duly called and held on Monday, February 12, 2024, at which meeting a quorum was present and acting throughout, by a majority of the full membership of the Board of Commissioners. Such minutes have not been amended, modified, or repealed, and are in full force and effect as of the date hereof and is a true copy of meeting minutes.

Joseph Capano, PHM
 Joseph Capano, PHM
 Executive Director/Secretary

RECORD ON BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Dawn Hoinash				✓
Margaret Taylor	✓			
Dimitrios Nikolaidis			✓	
James D'Anna			✓	
Ann Carletta	✓			
Laura Seip	✓			
John Pilot			✓	