

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF EDGEWATER

May 9, 2022

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 due to COVID-19 Pandemic.**

PRESENT

Ann Carletta, Commissioner  
Margaret Taylor, Commissioner  
James D'Anna, Commissioner  
Laura Seip, Commissioner  
Joseph Capano, Executive Director  
Bill Katchen, CPA  
Frank Borin, EHA Attorney

ABSENT

Dawn Hoinash, Chairperson  
Dimitrios Nikolaidis, Commissioner

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the April 11, 2022, regular meeting. Motion to approve the minutes of the April 11, 2022 regular meeting made by Commissioner Taylor, seconded by Commissioner Seip vote of the board was ayes – four, nays, none.

**HVAC Upgrades at 27 Dempsey** – Phase II Discussion

**Chairperson Report** – No Report.

**Finance Committee** – Bill Katchen, CPA, has been in our Administrative Offices, with his staff, working on our books. Audit FYE 12/31/2021 should be commencing within the next few months.

**Buildings and Grounds Committee** – We have received bids for the heating boiler project at 27 Dempsey Avenue, and the architect is in the process of reviewing them. Once the review is complete, we will send the lowest responsible bid to our legal team for legal review. There is currently two empty apartments at 27 Dempsey Avenue. The maintenance team has begun working on both units.

**Personnel Committee** – None.

**Old Business** – None.

**New Business** – None.

**Resolution No.15- 2022:** Entering into the Union County Cooperative Pricing Agreement. Motion made by Commissioner D’Anna, seconded by Commissioner Carletta, vote of the board was ayes, four– nays none.

**Resolution No.16- 2022:** May 2022 Bills. Motion made by Commissioner D’Anna, seconded by Commissioner Carletta, vote of the board was ayes, four– nays none.

**Commissioners’ Comments** – None.

The Executive Director opened the meeting to the public, no comments from public; the public portion was closed.

Motion made to adjourn by Commissioner Taylor, seconded by Commissioner D’Anna. 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, May 9, 2022, 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	✓			