

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF EDGEWATER

November 13, 2023

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
Dimitrios Nikolaidis, Commissioner
Ann Carletta, Commissioner
James D'Anna, Commissioner
Laura Seip, Commissioner
John Pilot, Commissioner
Joseph Capano, Executive Director
Bill Katchen, CPA
Frank Borin, EHA Attorney

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the October 10, 2023, regular meeting. Motion to approve the minutes of the October 10, 2023 meeting made by Commissioner Taylor, seconded by Commissioner Pilot. Vote of the board was ayes, - four; nays, none; abstains, three.

Award of Architectural and Engineering Services for Window Replacement - 300 Undercliff Avenue

Chairperson Report – None.

Finance Committee – None.

Buildings and Grounds Committee – Capital Improvements are ongoing. The Edgewater Housing Authority is going out to bid for the handicap ramp at the BJC Senior Residence for the second time. It is projected for the intercom system at 79 Edgewater Place to be completed by the end of the year. The carpets at 27 Dempsey Avenue are in the process of being replaced with LVT flooring. Roof replacement at 27 Dempsey has begun; however, issues have been encountered. These issues are currently being remediated.

Personnel Committee – The new hire in the administrative office is a perfect fit with our current staff and is doing a great job.

Professionals' Reports – Frank Borin, Legal Counsel, advised that he is addressing the Personnel Policy as per the JIF's recommendation. A settlement with GZA has been reached.

Old Business – None.

New Business – The Borough of Edgewater is proposing a shared service agreement for the Edgewater Housing Authority to become the Borough Administrative Agent for several new affordable housing units.

Resolutions No. 40-2023 to 41-2023 were discussed, and Motion made by Commissioner D’Anna, seconded by Commissioner Pilot. Vote of the board was ayes, seven; nays, none.

Resolution No.40- 2023: Award of Contract for Architectural and Engineering Services for Window Replacement at 300 Undercliff Avenue. Motion made by Commissioner D’Anna, seconded by Commissioner Pilot. Vote of the board was ayes, seven; nays, none.

Resolution No.41- 2023: November Bills 2023. Motion made by Commissioner D’Anna, seconded by Commissioner Pilot. Vote of the board was ayes, seven; 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 Commissioner Nikolaidis, seconded by Commissioner Pilot. Vote of the board was ayes, seven- 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, November 13, 2023, 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	✓			