

**MINUTES OF THE LONG BRANCH HOUSING AUTHORITY REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD February 20, 2018**

The Meeting Convened at 5:00 PM with the following persons present:

Donald Covin, Chairman  
Carl Jennings, Vice-Chairman  
Yvonne Russell-Mann, Commissioner  
Dorthia Johnson, Commissioner  
Maritza Berrios, Commissioner (Arrived at 5:06 PM)  
Andres Mejer, Commissioner (Arrived at 5:10PM)  
Michael Winnick, Commissioner

Also Present: Kevin Kennedy, Esq., Legal Counsel

Staff Present: Thomas Sahlin, Interim Executive Director  
Sophia Loren Banks, Executive Administrative Assistant  
Katherine Young, Accounts Payable/Finance  
Lou Carretta, Assistant Executive Director of Operations  
Anthony Rockhill, Maintenance Supervisor  
Dorothy Amedu, Community Supportive Services Administrator  
Lisa Normandia, Assistant Director of Management  
Takia Walker, Director of Management  
Iris Blanco, Director of Housing Choice Voucher Program  
Deirdre Amato, Housing Choice Voucher Technician

The Chairman announced that all cell phones be turned off or put on vibrate for the meeting.

**BOARD ANNOUNCEMENT: (READ BY KEVIN KENNEDY, LEGAL COUNSEL)**

In accordance with the Local Public Meetings Act of 1975 and as amended, advanced notice of the meeting including the agenda, was sent to the Local Newspapers, delivered to the City Clerk's Office, posted on the Long Branch Housing Authority Web Site, and posted at all Long Branch Housing Authority Offices at least (48 hours prior to the convening of the meeting.

**THE CHAIRMAN LED THE SALUTE TO THE FLAG.**

Thomas Sahlin, Interim Executive Director opened the meeting with Roll Call. Commissioners present and absent are listed above.

**ADOPTION OF THE MINUTES OF THE EXECUTIVE SESSION MEETING OF JANUARY 16, 2018 - UNTABLED**

Commissioner Johnson made a motion to accept and approve the minutes of December 18, 2017 as presented, seconded by Commissioner Winnick.

Roll Call Vote Taken:

Ayes, Commissioners Jennings, Johnson, Russell-Mann, Winnick, and Chairman Covin.  
Opposed, None.  
Absent, Commissioner Berrios, Mejer  
Motion Carried.

**ADOPTION OF THE MINUTES OF THE REGULAR MEETING OF February 20, 2018**

Commissioner Jennings made a motion to accept and approve the minutes of February 20, 2018 as presented, seconded by Chairman Covin.

Roll Call Vote Taken:

Ayes, Commissioners Jennings, Johnson, Russell-Mann, Winnick, and Chairman Covin.  
Opposed, None.  
Absent, Commissioner Berrios, Mejer  
Motion Carried.

**ADOPTION OF THE EXECUTIVE SESSION MINUTES OF THE REGULAR MEETING OF February 20, 2018**

Commissioner Johnson made a motion to accept and approve the minutes of December 18, 2017 as presented, seconded by Vice-Chairman Winnick.

Roll Call Vote Taken:

Ayes, Commissioners Jennings, Johnson, Russell-Mann, Winnick, and Chairman Covin.  
Opposed, None.  
Absent, Commissioner Berrios, Mejer  
Motion Carried.

**RESOLUTION 03-01-2018 – RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF FEBRUARY 2018 INCLUDING SECTION 8 EXPENDITURES**

Commissioners Russell-Mann stated that finance committee has reviewed the List of bills with the Finance Department and that all questions have been satisfied. Commissioner Russell-Mann made a motion to accept and approve Resolution 02-01-2018 the List of Bills in the amount of \$1,253,919.30, seconded by Vice-Chairman Jennings.

Roll Call Vote Taken:

Ayes, Commissioners Jennings, Johnson, Russell-Mann, Winnick, and Chairman Covin.  
Opposed, None.  
Absent, Commissioner Berrios, Mejer  
Motion Carried.

Public Comment was called for on this Resolution and this Resolution only, with response.

## **ADDED STARTERS**

**(a) Memorialize vote on from ~~February 20, 2018~~ **January 16, 2018** Resolution 01-03-2018 Appointing Charles J Uliano, Esq. & James J. Uliano Esq. to Serve as Special Labor Counsel to the Long Branch Housing Authority**

Chairman Covin asked questions regarding the amount of the contract.

Kevin Kennedy stated that the contract was not to exceed \$15,000.00. Also, remarked to Chairman Covin and the Board this motion was made at a prior meeting and that this motion is to formally memorialize the resolution.

Commissioner Winnick made a motion Memorialize vote on from ~~February 20, 2018~~ **January 16, 2018** Resolution 01-03-2018 Appointing Charles J Uliano, Esq. & James J. Uliano Esq. to Serve as Special Labor Counsel to the Long Branch Housing Authority, seconded by Chairman Covin

Roll Call Vote Taken:

Ayes, Commissioners Jennings, Winnick, Russell-Mann, Berrios, and Chairman Covin.  
Opposed, None.  
Absent, None  
Abstention, Commissioner Mejer  
Motion Carried.

**(b) Memorialize vote on from ~~February 20, 2018~~ **January 16, 2018** Resolution 01-04-2018 Resolution Appointing Anthony Polcari, Esq. to Serve as Special Fee Accountant to the Long Branch Housing Authority**

Kevin Kennedy remarked for the record that this motion was made at a prior meeting and that this motion is to formally memorialize the resolution.

Commissioner Winnick made a motion to Memorialize vote on from ~~February 20, 2018~~ **January 16, 2018** Resolution 01-04-2018 Resolution Appointing Anthony Polcari, Esq.

to Serve as Special Fee Accountant to the Long Branch Housing Authority, seconded by Chairman Covin

Ayes, Commissioners Jennings, Winnick, Russell-Mann, Berrios, and Chairman Covin.  
Opposed, None.  
Absent, None  
Abstention, Commissioner Mejer  
Motion Carried

**MOTION a) To purchase an ad and tickets for the Trinity AME Church Community Outreach Department's "Remarkable Women Awards Brunch", Saturday April 14th, 2018 at the Ocean Place Resorts & Spa, Long Branch**

Chairman Covin made a motion to purchase full page ad for \$150 and 5 tickets at \$65.00 per ticket, seconded by Commissioner Russell-Mann.

Roll Call Vote Taken:

Ayes, Commissioners Jennings, Winnick, Mejer, Russell-Mann, Berrios, and Chairman Covin.  
Opposed, None.  
Absent, None  
Abstention, Commissioner Johnson  
Motion Carried.

**MOTION b) to purchase an Ad for the Jewish War Veterans of USA Department of New Jersey (Back/Front Cover) \$300.00**

Chairman Covin made a motion to purchase a Front Page Ad, seconded by Commissioner Russell-Mann

Roll Call Vote Taken:

Ayes, Commissioners Jennings, Mejer, Russell-Mann, Berrios, and Chairman Covin.  
Opposed, None.  
Absent, None  
Abstention, Commissioner Winnick  
Motion Carried.

**COMMISSIONERS COMMENTS AND CONCERNS:**

Vice-Chairman thanked everyone who reached out to him and his family on the death of my aunt. Very heartfelt and I thank you.

No comments from the other commissioners.

**PUBLIC PARTICIPATION:**

Commissioner Winnick made a motion to open Public Participation, seconded by Vice-Chairman Jennings

Chairman Covin stated if anyone from the public wishes to address the Board, please state your name and address for the record.

Alvin Dysart of Chester Arthur Complex, Unit 2J addressed the board. “I came here to compliment the maintenance department. I love them. On the way here something happened in my apartment, it happened about four or five times but maintenance supervisor Lou guaranteed me that it would not happen again. I flew off the handle. I am easily to get pissed especially when I call on call maintenance at 11:30 at night on Saturday night and never got a call back. I called again after 12:00am and still no call back. And I am sure that Lou did not know about, I guarantee he did not know about, he is a good guy. I got pissed and no one returned my call. I call you (referring to Thomas Sahlin) and you did not call me back. But anyway, the maintenance department in my building really take care of me. All you have to do is put in a work order and they take care of it. Leah she pretty good too. They hard on her but she is learning. She is alright, she puts out notes. Really appreciate you (maintenance).”

Commissioner Mejer interjected, “Sir what was the problem you had and was it fixed.

Alvin Dysart, “It was fixed and they took care of it. I have been in my building for ten years and I came to compliment the maintenance department. There was bed bugs, roaches and mice. I am here today to compliment maintenance, I have no more bed bugs and see very few roaches. Haven’t seen a mice in two and half months. Just want to come here to compliment Lou.”

Chairman Covin made a motion to close Public Participation, seconded by Vice-Chairman Jennings

Roll Call Vote Taken:

All in favor, All Ayes on Opening/Closing Public Participation

Opposed, None.  
Absent, None  
Abstention, None.

Motion Carried

**EXECUTIVE SESSION:**

At 5:35pm PM, Legal Counsel Kevin Kennedy requested a motion to go into Executive Session for the purpose of discussing personnel matters, Executive Director Search and

Inter-Local Agreement, potential litigation and RAD deal with the Asbury Park Housing Authority and other matters allowed.

Commissioner Winnick made a motion to open the Executive Session, second by Chairman, Covin.

Roll Call Vote Taken:  
All in favor, All Ayes

Opposed, None.  
Absent, None  
Abstention, None.

Motion Carried

At 6:06 PM, Commissioner Winnick made a motion to close the Executive Session, second by Vice-Chairman Jennings.

For the record, Commissioner Yvonne Russell-Mann departed Executive Session at 5:53PM

Roll Call Vote Taken:  
All in favor, All Ayes

Opposed, None.  
Absent, Commissioner Russell-Mann  
Abstention, None.

**ADJOURNMENT:**

There being no further matters of discussion for the Board of Commissioners Meeting of March 19, 2018, Commissioner Winnick made a motion to adjourn the meeting, seconded by Commissioner Mejer.

All in Favor, All Ayes.  
Opposed, None.

Meeting Adjourned at 6:10 PM.

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Thomas Sahlin, Secretary

Date