**EDISON HOUSING AUTHORITY**

**ANNUAL REORGANIZATION MEETING**

**Randolph A. Oakley Administration Building**

# January 7, 2014

**7:00 P.M.**

The Annual Reorganization Meeting of the Board of Commissioners of the Edison Housing

Authority was held at the Robert Holmes Gardens Community Room. The meeting was called to order at 7:20 PM at the Community Room of the Robert Holmes Gardens on Rev. Samuel Carpenter Blvd., Edison, New Jersey. The meeting began with the Pledge of Allegiance and reading of the public statement by the Executive Director.

Those in attendance were: Chairman Carlos N. Sanchez, Vice Chairman Walter Szoludko, Commissioners Kathryn Neal, Raymond Koperwhats, Christopher Mazauskas, Reinaldo Cruz, Attorney Terrance Corriston, Executive Director Madeline Cook, Commissioner Barry Telesnick was absent. Our guests in attendance were Tony Polcari and Tony Giampaolo.

Chairman Sanchez yielded first order of business to Attorney Terrance Corriston. Nomination for Chair for 2014 was made for Carlos N. Sanchez:

Motion: Reinaldo Cruz

Seconded: Kathryn Neal

No other nominations request for ballot to close by Attorney Corriston.

Motion: Kathryn Neal

Seconded: Chris Mazauskas

Roll call and all in favor approval of election of Chairman Carlos N. Sanchez for 2014. Attorney Corriston turned proceedings back to Chairman Carlos N. Sanchez to continue nominations and election of officers:

Floor was opened for nominations for Vice Chairman for the year 2014. Nomination was made for Walter Szoludko.

Motion: Kathryn Neal

Seconded: Reinaldo Cruz

Roll call and all in favor approval of election for Vice Chairman Walter Szoludko for 2014. Motion to close:

Floor was opened for nominations for Treasurer for the year 2014. Nomination was made for Reinaldo Cruz.

Motion: Kathryn Neal

Seconded: Ray Koperwhats

Nomination was made for Barry Telesnick.

Motion: Walter Szoludko

Seconded: Chris Mazauskas

Roll Call for Commissioner Cruz:

Commissioner Aye Nay Abstain Absent

Comm. Mazauskas X

Comm. Cruz X

Comm. Koperwhats X

Comm. Neal X

Comm. Telesnick X

Vice Chair Szoludko X

Roll Call for Commissioner Telesnick:

Commissioner Aye Nay Abstain Absent

Comm. Mazauskas X

Comm. Cruz X

Comm. Koperwhats X

Comm. Neal X

Comm. Telesnick X

Vice Chair Szoludko X

Vote went to Barry Telesnick for Treasurer for 2014. Motion to close:

Motion: Ray Koperwhats

Seconded: Kathryn Neal

Motion to Adjourn at 7:28 PM.

Motion: Walter Szoludko

Seconded: Ray Koperwhats

**EDISON HOUSING AUTHORITY**

**REGULAR BOARD MEETING**

**January 7, 2013**

**7:30 PM**

**MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at the Robert Holmes Gardens Community Room

The meeting was called to order at 7:30 pm at the Community Room of the Randolph A. Oakley Administration Building at 14 Rev Samuel Carpenter Boulevard, Edison, New Jersey. The Executive Director made a statement that adequate notice of this meeting as required by the Open Public Meetings Act was provided in the following manner: On December 30, 2013 a notice providing the date, time and place of this meeting was transmitted to the Star Ledger and the Home New Tribune; a copy of the notice was also published in the Home New Tribune on December 30, 2013. Said notice was also posted on both of the authority’s officially designated bulletin boards, filed with the township clerk and posted in the main lobby of the municipal complex.

Those in attendance were: Chairman Carlos N. Sanchez, Vice Chairman Walter Szoludko, Commissioners Kathryn Neal, Raymond Koperwhats, Christopher Mazauskas, Reinaldo Cruz, Attorney Terri Corriston, Executive Director Madeline Cook, Barry Telesnick was absent. Our guests in attendance were Tony Polcari and Tony Giampaolo.

**Motion to accept amended minutes of the Board Meeting for December 9, 2013**

**Motion:** Commissioner Kathryn Neal

**Second:** Commissioner Ray Koperwhats

**Approved as follows:**

Commissioner Aye Nay Abstain Absent

Comm. Mazauskas X

Comm. Cruz X

Comm. Koperwhats X

Comm. Neal X

Comm. Telesnick X

Vice Chair Szoludko X

Chair Sanchez X

**Resolution 1-1-14** to authorize payment for vouchers for business expenses in the amount of $117, 745.00

**Motion:** Commissioner Kathryn Neal

**Second:** Vice Chairman Walter Szoludko

**Approved as follows:**

Commissioner Aye Nay Abstain Absent

Comm. Mazauskas X

Comm. Cruz X

Comm. Koperwhats X

Comm. Neal X

Comm. Telesnick X

Vice Chair Szoludko X

Chair Sanchez X

**Resolution 2-1-14** to authorize each member reviewed audit for year end June 30, 2013

**Motion:** Commissioner Kathryn Neal

**Second:** Commissioner Ray Koperwhats

**Approved as follows:**

Commissioner Aye Nay Abstain Absent

Comm. Mazauskas X

Comm. Cruz X

Comm. Koperwhats X

Comm. Neal X

Comm. Telesnick X

Vice Chair Szoludko X

Chair Sanchez X

Auditors Tony Polcari and Tony Giampaolo gave a review our most recent audit. Auditors concerns:

1. Major Programs - Low rent, housing and capital funds
2. Rotation of tenant file suggested
3. Review process
4. Rental income
5. Office and security of office, tenant files, computer system. Note that computer system is old and will not be supported as of April 1, 2014. Madeline Cook has three proposals for new computer software lowest price $17,000.00. About $400.00 per unit. Tony Polcari stated this was budgeted with the Capital Fund Program and prepared for conversion.

Based on Chairman Carlos N. Sanchez’s review audit was clean with nothing outstanding or any concerns. Chairman Carlos N. Sanchez stated we still are a strong housing authority. In that regard we need to be prudent and save in any way shape and form. Ray Koperwhats had questions about utilities costs going up. Tony Polcari mentioned that prior year utilities were lower because of warmer weather 2012.

Chairman Carlos N. Sanchez had a question about the of collections/evictions process. Tony Polcari stated we should be able to see it in the bottom line in the audit. The auditors also handed out a Budget Analysis for the six months ending December 31, 2013 to the board members.

Commissioner Sanchez opened the meeting to the public at 8:25 PM no public present. A motion was made to close public portion of the meeting.

**Motion:** Commissioner Ray Koperwhats

**Seconded:** Commissioner

A motion was made to adjourn meeting at 8:30 PM.

**Motion:** Commissioner Kathryn Neal

**Seconded:** Vice Chairman Walter Szoludko

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Madeline Cook

Executive Director/Secretary

MC/cm