

MINUTES OF THE ASBURY PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING FEBRUARY 13, 2018

Meeting opened at 6:09 p.m.

Present:

Chairman Gregory Hopson (departed at 6:48 pm)
Vice Chairman Frank Syphax
Commissioner Angeline Brown
Commissioner Carol Torre
Commissioner Donna Troppoli

Absent:

Commissioner Charlotte McAllister

Also Present:

Thomas Sahlin, Interim Executive Director
Natalie Turner, Assistant to the Executive Director
Lou Carretta, Maintenance
Lester Taylor Esq., Legal Counsel
Chante Grey Esq., Legal Counsel

Legal notice read by Lester Taylor Esq.

NOTICE: 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 Asbury Park Housing Authority Web Site, and posted at all Asbury Park Offices at least (48) hours prior to convening the meeting.

Flag salute led by Chairman Hopson.

APPROVAL OF THE MINUTES OF THE JANUARY 16, 2018 REGULAR AND EXECUTIVE BOARD MEETINGS.

Motion moved by Commissioner Brown, and seconded by Vice Chairman Syphax.

Ayes-Commissioner Brown, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.
Opposed- None.
Abstained- None.
Absent- Commissioner McAllister.

RESOLUTION 02-01-2018 RESOLUTION APPROVING EXPENDITURES FOR THE MONTH OF JANUARY 2018 INCLUDING SECTION 8 EXPENDITURES.

Motion moved by Commissioner Brown, and seconded by Commissioner Troppoli.

Ayes-Commissioner Brown, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- Commissioner McAllister.

RESOLUTION 02-02-2018- RESOLUTION AUTHORIZING AND APPROVING A RAISE IN THE AMOUNT OF \$12,000 FOR MAINTENANCE EMPLOYEE TIMOTHY SIMS FOR PEST CONTROL SPECIALIZED TREATMENT SERVICES ALONG WITH ADDITIONAL WORK DUTIES AND A \$300 ANNUAL STIPEND EFFECTIVE APRIL 1, 2018 FOR PARTICIPATING MAINTENANCE STAFF SUPPORTING PEST CONTROL DUTIES UNDER SECONDARY PEST CONTROL LICENSE.

Motion moved by Commissioner Brown, and seconded by Vice Chairman Syphax.

Commissioner Troppoli- may I ask a question about the job responsibilities? For the daily job responsibilities, is he going to have any supervisory duties? I didn't see anything about what his tasks were, his powers or what obligations he would have, because he's the one who has the license he's going to be supervising other members and that's not stated.

Lester Taylor Esq. - I would recommend that this be discussed as a matter during Executive Session.

Motions withdrawn.

RESOLUTION 02-03-2018- RESOLUTION ADOPTING 2018 ANNUAL/FIVE YEAR PLAN OF THE ASBURY PARK HOUSING AUTHORITY (APHA) IN ACCORDANCE WITH THE QUALITY HOUSING AND RESPONSIBILITY ACT OF 1998 AND APPLICABLE HUD REGULATIONS, SUBJECT TO LEGAL COUNSEL OPINION.

Motion moved by Commissioner Brown, and seconded by Commissioner Troppoli.

Ayes-Commissioner Brown, Torre, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- None.

Abstained- None.

Absent- Commissioner McAllister.

ADDED STARTERS

Lester Taylor Esq. - these matters are resolutions that have already been proposed and voted on. These items are just for signing tonight in order to memorialize them.

Thomas Sahlin- there are two events occurring and there are two conferences coming up, one is Washington and one is in New Orleans.

Commissioner Brown- can we send someone to the conference in Washington?

Thomas Sahlin- I'd suggest that we have someone from the Long Branch Board go and disseminate any information gained. If I go, I will myself bring back literature and share amongst you guys. There are events that are going on that we can donate to, we'll send out information on these and we can talk about it. Under matters of discussion we have the approval of the fiscal year ending 3/31, we have a couple of items that need some adjustment, but we need to work on this and get it sent out. This will be distributed to you at your next Board meeting. Once the numbers are tweaked, we will schedule another finance committee meeting to go over numbers.

Chairman Hopson- we may need to call a special meeting, after the Board meeting to go over these numbers.

Motion to enter Executive session moved by Commissioner Brown, seconded by Commissioner Troppoli.

Executive Session entered into at 6:30 p.m.

Public Session opened at 6:47 p.m.

RESOLUTION 02-02-2018- RESOLUTION AUTHORIZING AND APPROVING A RAISE IN THE AMOUNT OF \$12,000 FOR MAINTENANCE EMPLOYEE TIMOTHY SIMS FOR PEST CONTROL SPECIALIZED TREATMENT SERVICES ALONG WITH ADDITIONAL WORK DUTIES AND A \$300 ANNUAL STIPEND EFFECTIVE APRIL 1, 2018 FOR PARTICIPATING MAINTENANCE STAFF SUPPORTING PEST CONTROL DUTIES UNDER SECONDARY PEST CONTROL LICENSE.

Motion moved by Commissioner Brown, and seconded by Vice Chairman Syphax.

Ayes-Commissioner Brown, Troppoli, Vice Chairman Syphax, Chairman Hopson.

Opposed- Commissioner Torre.

Abstained- None.

Absent- Commissioner McAllister.

Public Participation

Brenda Coplin, 405 Robinson Towers- I've been here almost 5 years, its unbelievable up there, it's off the chain, I don't think I'm going to even renew my lease, I can't get any sleep, because there is too much going on. The drugs, the noise, it's just too much.

Thomas Sahlin- we are aware of what is going on upstairs, we were notified by our security team. We have reached out to the police, and we will be taking action if necessary.

Johnny Westbrook, Robinson Towers- this person has had 5 people up and down into his unit. Other people have taken over his apartment. They sign in the book.

Natalie Turner- I check the sign in book on a weekly basis, we are aware of what's going on. We have a process we have to go through in order to take action. I'm not here in the evenings when things go on, but if things aren't reported to me I don't know about them. Even if you would like to report something anonymously, you can always leave a note in my mailbox.

Glenda Walker, 204 Robinson Towers- people come to us because we are security, we can't do anything, and we tell you have to report to and who to do that with. People are scared to reach out because they are scared of being retaliated against. A person can come to Natalie, come to the meeting, but if you don't say what's going on, we can't fix it.

Natalie Turner- you can come to me, call, come to the meeting. You can even drop an anonymous letter in the box outside so no one knows who said what. But every piece of information we get, we forward to the attorneys.

Joseph Mitco, 402 Robinson Towers- I called the cops on Tuesday, I moved in just before Christmas, and they're cursing and screaming and yelling at each other slamming the door, it's constant never ending. They start at midnight, there's a woman and a man and they're yelling. The police they came, they responded quickly. The cops said, I thought these people were out of here. I don't know what happened, but I went up and snuck into my apartment and it quieted down. Honestly, all hours. I'm happy to be here, you've all been very kind, and I really appreciate it.

Theresa Jones- I have been doing case management for 35 plus years, currently for the city of Asbury Park and with Check Mate, I'm reaching out because Church of Macedonia are sheltering homeless and single women. I came here because I need to be introduced to new faces.

Vice Chairman Syphax- this is Natalie Turner, site manager and assistant to the Executive Director if you need anything you can get her card and she will be happy to assist you.

Annette Harrell, Asbury Park Village- we have some issues, there's been shopping carts in the lots, televisions, I'm just trying to understand maintenance duties to remove these things. There so much trash on the baseboards, and we still have leaves. What are we supposed to do?

Lou Carretta- have you reached out and put out a work order on these things?

Annette Harrell- when you call Maintenance you can barely get anyone on the phone. I called all day, and no one answered. I didn't want to leave it over the voicemail, but at times it's hard to get a real person.

Lou Carretta- I know there has been an issue with the carts, but we go to remove them and residents argue with our guys because they collect metal and use the carts for it.

Annette Harrell- the mice traps, they're no good, they don't work, they're not being maintained, and kids can open them and mess with them.

Lou Carretta- that's going to be addressed in the next couple weeks.

Annette Harrell- I see things I pick them up, but there are large items that just get left and never picked up.

Thomas Sahlin- if I may, it's not the residents' responsibility to create a work order if large things are being left out. Maintenance should be taking the initiative and I'll sit down with Lou and go over these things with the guys. Open common areas, it's not your responsibility you don't have to take that upon yourself.

Annette- are you guys participating in the one strike no smoking policy? Because I'm waking up to my neighbors smoking marijuana and its coming through the vents.

Lester Taylor Esq. - Ms. Turner touched on one strike earlier, so if the tenant themselves or someone who lives in the unit or a visitor to the unit gets arrested, they can be evicted, but there has to be a police report. The police have to document it, and we have to follow up on it and file eviction on it.

Martha Sanders, Robinson Towers- we have lots of noise on our floor, people talking so loud all night, and there is no respect for other people. Our floors are do dirty, if you walk into the hallway, you see cigarettes, liquor bottles, bottle caps, it's just terrible.

Commissioner Troppoli- I believe it was last year that HUD came through with a no smoking policy, I don't remember if it was any kind or just limited to tobacco. Smoke is smoke, and if marijuana is no longer illegal, does it fall under the ruling of HUD's laws?

Thomas Sahlin- keep in mind that marijuana is still illegal federally. And Housing Authorities are federal buildings, so it is illegal to smoke it on our properties. As far as HUD policy, smoking is smoking.

Lester Taylor Esq.- as much as we as a Housing Authority try to enforce no smoking, and that's the only one strike thing we have to go on, a judge will probably not evict over smoking no matter how much of violation of a lease it is.

Commissioner Troppoli- are there any other penalties we can enforce for smoking?

Lester Taylor Esq. - as far as monetary or otherwise, it would be subject to the lease and HUDs guidelines.

Albert Rolleys, 701 Robinson Towers- I'd like to get an idea of how the senior vouchers will be distributed this summer, because last year it was horrible, Asbury park blamed Long Branch, Long Branch blamed Asbury park, it was sent over to the senior center, and there were 8 people there from the office of aging, and I'm going to find out how much those people got paid, because that was supposed to be volunteer, why did they go there when they couldn't come here. The aggravation I got, was just everyone pointing fingers at each other. But you have no respect for the tenants living here. There's no one here to talk to, you walk up to the office, buzz the intercom and are told to leave a voicemail.

Thomas Sahlin- if you are around after the meeting, I'd be happy to touch based with you regarding the plans for the summer.

Motion to close moved by Vice Chairman Syphax, and seconded by Commissioner Troppoli.

Meeting adjourned at 7:24 pm

Interim Executive Director, Thomas Sahlin