

**NJNAHRO BOARD MEETING
THURSDAY, MAY 26, 2011
THE RUTGERS CLUB, NEW BRUNSWICK, NEW JERSEY**

PRESENT:

**JOHN CLARKE, EXECUTIVE DIRECTOR OF NEW BRUNSWICK HOUSING
AUTHORITY**

**MARIA MAIO, EXECUTIVE DIRECTOR OF JERSEY CITY HOUSING
AUTHORITY**

**JOHN MAHON, EXECUTIVE DIRECTOR OF BAYONNE HOUSING
AUTHORITY**

**VICTOR CIRILO, EXECUTIVE DIRECTOR OF UNION CITY HOUSING
AUTHORITY**

**JOE BILLY, JR. EXECUTIVE DIRECTOR OF MIDDLETOWN HOUSING
AUTHORITY**

**LOUIS RICCIO, EXECUTIVE DIRECTOR OF MADISON HOUSING
AUTHORITY**

**JACK WARREN, EXECUTIVE DIRECTOR OF EDGEWATER HOUSING
AUTHORITY**

**MADLINE COOK, EXECUTIVE DIRECTOR OF EDISON HOUSING
AUTHORITY**

**SAM HUDMAN, EXECUTIVE DIRECTOR OF GLOUCESTER COUNTY
HOUSING AUTHORITY**

**MARION SALLY EXECUTIVE DIRECTOR OF MORRISTOWN HOUSING
AUTHORITY**

**SANDY NIEMIEC, EXECUTIVE DIRECTOR OF SAYREVILLE HOUSING
AUTHORITY**

**GARY CENTINARO, EXECUTIVE DIRECTOR OF BEVERLY HOUSING
AUTHORITY**

**ERIC CHUBENKO EXECUTIVE DIRECTOR CARTERET HOUSING
AUTHORITY**

WILLIAM SNYDER- SERVICE OFFICER

1. John Mahon called the Meeting to order. Motion was moved and seconded. Everyone present was in agreement.

2. Approval of previous meeting minutes. Motion to approve the minutes moved by Eric Chubenko and seconded by Madeline Cook.
All in favor.

3. Reports:

Maria Maio, Professional Development- PHAS went very well. Contacted Wendell Connor for a financial training. He would come to New Jersey on Thursday, July 21st evening or maybe at the Annual Conference.

John Mahon said he would think the Annual conference would be better.

Maria will contact Wendell and cancel the July training and let him know the dates of our Annual Conference in November.

Gary Centinaro, Member Services- No Report.

John Mahon welcomed Gary back and was happy to hear that he is feeling much better.

Lou Riccio, Legislative- Spoke about the subsidy reserve and how it will affect the housing authorities.

Spoke about some of the changes on the State level with un sick time with a cap of \$15,000 and you can carry over two weeks vacation per year.

Jack Warren, Insurance- Stated that we have 73 members in the JIF and 89 in keeping people in the JIF. If anyone wants to attend a JIF meeting we now have a traveling road show. We have had two meetings at the Edison Housing Authority and will be doing one in Red Bank and each month has it in a different place.

Maria Maio- wanted to thank the JIF, she said it wasn't until she got on the Board that she understood how we could take advantage of the things it offers. Jim Rhoades has been a great help to our Housing Authority.

Jack Warren said the JIF is seeking legislation to change the rules and regulations regarding the elevator maintenance and boiler monitoring. It's well on its way!

John Mahon asked if they got any Senate sponsors yet.

Maria Maio said maybe she and John Mahon could go and see Senator Cunningham.

Joe Billy, Jr., Housing-There's grant money out there.
Capital Fund Education training-web cast on Tuesday, July 21, 2011.
Camden received grant money this year.
Maria Maio- Erma from Paterson got a Hope VI and we really want to congratulate her.

E. Dorothy Carty-Daniels, Commissioner Absent

Doug Dzema, Treasurer-absent

John Mahon-We need to make a motion for this meeting and last meeting for payment of the bills.
Lou Riccio made a motion to pay bills.
All in favor.

Deborah Heinz-DCA- Absent
John Clarke said he spoke with Debra Heinz at the Conference about the State DCA units.

Sandy Niemiec, Section 8 and Contract Administration- Spoke how we are losing money with the vouchers. She wished we could have the State vouchers in Sayreville. Vouchers from DCA??

John Mahon said he and John Clarke would make an appointment to meet with Debra Heinz to discuss the vouchers.

Bill Snyder, Officer Officer-Got the ST5 form from Bill Katchen's office He will forward the form down to the Hilton in Atlantic City. I realize the bill has been paid, but it is worth sending.
I'm looking for any information, photos and articles to put in the newsletter.
Lou Riccio and Maria Maio have sent in some photo and information already.
Bill will do a story on Ed De Paula's retirement from HUD in the newsletter.
Also, on the ARRA money how it was spent along with pictures and projects.
Bill said his goal is to get the website up and running by July or August.
I will email to all members for review and then get back to me.
Also, he said no one has applied for the scholarship for this year.
Lou Riccio will email out to all and the deadline will June 30th, 2011.

Bill Snyder said that 37 have registered for the PHAS training. Clare Russ does a great training and you can't beat her price. Dates are June 9th and 10th and 22 people registered for the financial training in New Brunswick.

Madeline Cook the spoke about the upcoming NJAHRA meeting in Smithville on June 24th, 2011.

John Mahon said originally when he set the dates for the meetings he got the date mixed up with the NJAHRA meeting, which he thought was going to be on July 1st, and the NAHRO meeting is scheduled for the day before. He asked what's the general consensus should we skip the NAHRO meeting on the June 23rd and we'll definitely have the July 21st meeting.

John asked to make a motion to make it official to cancel the June 23rd, 2011 meeting.

Gary Centinaro made the motion

Seconded by Madeline Cook.

All in favor.

New Business:

Lou Riccio spoke briefly about the Annual Conference in Atlantic City. We have about two dozen vendors already and working with the Borgata Hotel's public relations.

We have Deputy Assistant Secretary David Vargas to speak at one of the sessions.

John Mahon said he

Lou said he is working with Sherry from Sam Hudman's office on the publications.

John Mahon said we will now talk about the advertising in the newsletter. Should we have advertising in it?

Lou Riccio- passed out previous newsletters to all the members.

He thinks it an opportunity to make more money; there could be \$3,000 to \$5,000 in advertising.

Gary Centinaro- said use the money we make and deviate the funds for reduction in conferences and trainings.

Maria Maio said she would rather vote not to advertise.

Lou Riccio- sees no problem with advertising in the newsletter.

Victor Cirilo said lets let elected officials know what we are doing.

Madeline Cook agreed.

Maria Maio said lets take a vote; we have real disagreements.

John Mahon said there were other folks at the last meeting that agreed with Maria Maio.

Lou Riccio said who make the determination of what ads go in?

Bill Snyder said he will set up a list and email to everyone and then we can make a determination.

Gary Centinaro said he wanted to make an amended motion to have all monies from paid advertisements be used to reduce the cost of conferences or trainings that we provide.

John Mahon said add something to it the President, Vice President and Services Officer's review.

Seconded by Victor Cirilo.

All in favor.

Abstain: John Mahon

Opposed- Maria Maio