

NJNAHRO BOARD MEETING  
THURSDAY, OCTOBER 27, 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

GARY CENTINARO, EXECUTIVE DIRECTOR OF BEVERLY HOUSING  
AUTHORITY

JACK WARREN, EXECUTIVE DIRECTOR OF EDGEWATER HOUSING  
AUTHORITY

ERIC CHUBENKO EXECUTIVE DIRECTOR CARTERET HOUSING AUTHORITY

JOE BILLY, JR, EXECUTIVE DIRECTOR MIDDLETOWN HOUSING AUTHORITY

VICTOR CIRILO, EXECUTIVE DIRECTOR OF PASSAIC HOUSING AUTHORITY

LOU RICCIO, EXECUTIVE DIRECTOR OF MADISON HOUSING AUTHORITY

SAM HUDMAN, EXECUTIVE DIRECTOR OF GLOUCESTER COUNTY HOUSING  
AUTHORITY

ROBERT DE VINCENT, EXECUTIVE DIRECTOR OF WEEHAKEN HOUSING  
AUTHORITY AND WEST NEW YORK HOUSING AUTHORITY

RICHARD KEEFE, EXECUTIVE DIRECTOR OF NJAHRA

SANDY NIEMIEC, EXECUTIVE DIRECTOR OF HIGHLAND PARK HOUSING  
AUTHORITY

MADLINE COOK, EXECUTIVE DIRECTOR EDISON HOUSING AUTHORITY

WILLIAM SNYDER- SERVICE OFFICER

John Clarke welcomed everyone.

John Clarke approved the minutes from the previous meeting.  
Seconded by Lou Riccio

Reports:

Maria Maio- Spoke about the workshop and said it went very well.

Lou Riccio-Anyone with exemptions on reserves get in by end of the month.  
DCA is looking very carefully at our housing trust funds and starting in June 2012 those trust funds will go back to the State so if interested have a municipal attorney review the time frame because starting in June they will be recapturing money.

Joe Billy, Jr. Reminder Operating Subsidy due end of the month.  
Capital Fund Certification due November 4, 2011. There was a recapture check list that was sent around and might be helpful if you are trying to get an exclusion from the recapture.

The Board spoke about when the Comparability study is due.  
Lou said he called Vernon Lawrence and got a copy of what he did and said it's very simple to do.  
Bill Snyder suggested look over the hand book and the six steps.  
John Clarke asked Bill to forward the six step process to the Board.  
Lou asked lets get a copy of the six steps and if we feel as a board email a vote approving going forward with the RFP.

Jack Warren-Insurance- Many agencies are still finishing up with the storm damages.  
Everyone seems to be satisfied and no complaints. All are happy with the coverage from the fund.  
Still continuing to give rates to Paterson Housing Authority.

Lou Riccio made a motion to approve the payment of bills.  
All in favor.

Sandy Niemiec- No report

Bill Snyder The Survey should be extended (not many responses). Hand them out or put them in the packet for the A/C Conference.  
Lou said give him the surveys and he will put them into the bags and will hand out during the Conference.  
Bill Snyder said right now we only have eleven responses. Also, the reserve workshop in Perth Amboy went very well and a great turnout. The building is just beautiful.  
At the November Conference Proposed Budget and we need to renew contracts for Service Officer, Attorney and Accountant.

Lou said we set aside and 1 ½ hr. for our Board meeting on Wednesday, November 16<sup>th</sup>. PLEASE NOTE THAT DURING THE MEETING SEVERAL MEMBERS WERE SPEAKING AT THE SAME TIME MAKING THE TAPE INAUDIBLE.

John Clarke had a quick question about elections. There's going to be a meeting today once the slate is developed then there is a notice that goes out to everyone 30 days.

Lou Riccio said its 15 days by the 1st of November.

Mari Maio said we are not in compliance with the by-laws again.

Lou said we're in compliance with the original by-laws effective 1992 adopted in 1981 and amended in 1992.

Maria Maio said she feels the notice is for 30 days.

She is having a problem with the by-laws getting very confusing and they need to get straightened out. The Annual Meeting was not advertised.

Bill Snyder said we found the original by-laws approved by NAHRO.

Maria Maio asked for a copy of those by-laws.

Bill Snyder said he would send them to everyone.

He said Frank Borin actually found them and he worked off of them.

Maria Maio said she is having a problem with this, it's getting very confusing and it needs to get straightened out. We had a by-law committee meeting and we were working off the by-laws that we had. I think it would have been a nice courtesy to let the people on the committee know exactly where we are with these by-laws. I don't know where we are and now you're saying its 15 days before the meeting and I don't believe the Annual Meeting has been advertised, which I think is another problem.

Lou Riccio said it has been advertised and it's been in the meeting agenda.

Maria Maio said it doesn't say anything in the agenda about an Annual Meeting.

Lou Riccio said we are having an Executive Board meeting on Wednesday.

Maria Maio said yes, but it's not an Annual Meeting which is what you're supposed to have for the vote.

Lou Riccio according to the by-laws this section has not changed and it says here 30 days before the Annual Meeting and will be re-notified 15 days before Annual Meeting.

Maria Maio-said we have not been notified.

John Clarke asked what we are calling the Annual Meeting. He asked to take him through the time frame.

Lou Riccio -30 days in advance for petitions. Once they are received back and deemed eligible you shall re notify each eligible voter 15 days before the Annual Meeting upon the slate.

Maria Maio- asked if there was a section before that.

Lou Riccio said yes 120 days prior to the Annual Meeting the Board of Trustees appoints the Nominating Committee. Then 60 days before the Annual Meeting a written notice to each of the eligible voter of members of the nominees selected by the nominating committee.

Maria Maio have we decided what an eligible voter is?

Lou Riccio said each agency has one vote.

Maria Maio does that say that in the by-laws?

Lou Riccio said in the 1992 by laws makes reference to affiliates and associates and goes on to say each agency shall designate one member and that's the member that votes. So we have 96 agencies.

Maria Maio said to Lou so when the by-laws got changed that was taken out because under these it's based on membership

Maria Maio- asked what are the by-laws you believe we are under. Very confusing.

Lou Riccio said 1992 the only amendment to the 1992 by -laws from the 1981 original by-law is that we added members, we added one more VP, added recording and corresponding secretary.

John Clarke had a question about past President and immediate past President

Lou Riccio only one immediate past president that was never changed.

Maria Maio said she still has concern that we are not in compliance with the by-laws and would like a copy of whatever by-laws we are now looking at to review them. I still question if whether or not we have advertised the Annual Meeting that's the first problem.

We don't have the slate out because my understanding is the slate was the nominating committee that slate was to go out so that people who were not on the slate could have an opportunity to petition. How do I know if I should petition if I don't know what the slate is.

John Clarke said who should be petitioning?

Maria Maio asked then who gets the petition. I think we have already established that we haven't been following the by-laws and I'm raising this as a concern.

Eric Chubenko asked one quick question we are meeting afterwards and I think the Board needs to realize, I just saw the email last night we were picking a bigger group and this is a small group and that the Board realizing that if we go currently based on the by-laws how we are selecting it, someone is going to feel bad because we are selecting one member sitting as to the slate is not going to be on this slate, just so we all realize that. Now when the by-laws are amended my understanding is then it will increase.

Lou Riccio disagrees we have the by-laws from 1981 those were the original by-laws and that calls for 21 members. Then we received an amendment to the by-laws that was adopted in 1992 that was approved by MARC and National which brought us up to 23 members 2 members automatic.

We have 31 people who submitted petitions or are currently serving on the Board.

Bill Snyder said all associate members have the right of full membership with the exception of voting right.

Madeline Cook- said the Holiday meeting will be on December 2<sup>nd</sup> at the Holiday Inn in Carteret. There will be a JIF meeting at 12:00 Noon and followed by NJAHRA meeting and then reception.

John Clarke made a motion to adjourn

All in favor.