



## EDGEWATER HOUSING AUTHORITY

300 UNDERCLIFF AVENUE  
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MINUTES OF THE MEETING HELD ON OCTOBER 14, 2014

**JACK WARREN, P.H.M.**  
EXECUTIVE DIRECTOR

### PRESENT

Dawn Hoinash  
Dimitrios Nikolaidis  
Regina Oates  
Stephen Stewart  
Margaret Taylor

### ALSO PRESENT

Jack Warren, Executive Director  
Christine Lodato, Administrative Assistant  
Paul Marino, Attorney

### ABSENT

Dolores Lawlor  
Jill Ostergren

### ROLL CALL

### PLEDGE

OPEN MEETING ACT announced by Director Warren.

### MINUTES

Director Warren calls for discussion and a motion to accept the minutes from the June 9, 2014 meeting. Having no questions a motion is made by Commissioner Nikolaidis with a second by Commissioner Stewart to approve the minutes. A voice vote indicates all voting yes.

### ONGOING BILLS

Director Warren calls for discussion and a motion to approve the bills. A motion is made by Commissioner Nikolaidis to approve payment of the bills. A second is made by Commissioner Hoinash to approve the bills. A voice vote indicates all voting yes.

### RESOLUTIONS

17-2014 A telephone vote to award kitchen replacement contract to Geocon Industries was taken on 08/01/2014 with all voting yes. This resolution was revisited and reaffirmed as per Resolution #17-2014 by Director Warren at the meeting.

18-2014 to award the contract to repair the fire pump at 300 Undercliff Ave., Edgewater, NJ, to North Jersey Electro. A motion to approve is made by Commissioner Stewart with a second by Commissioner Oates. A voice vote indicates all voting yes.

19-2014 to hire Pagnozzi Plumbing to perform emergency repairs on a sewer line break at 85 Edgewater Pl., Edgewater, NJ. A motion to approve is made by Commissioner Hoinash with a second by Commissioner Nikolaidis. A voice vote indicates all voting yes.

20-2014 to renew Jack Warren's Executive Director contract for the term of 5 years beginning on 11/10/14. A motion to approve is made by Commissioner Taylor with a second by Commissioner Stewart. A voice vote indicates all voting yes.

#### OLD BUSINESS

Director Warren advised that the REAC Inspection, which was held on 09/08/2014 produced scores of an 80 for our property at 377 Undercliff Ave., Edgewater, NJ, which is above passing, and an 84 for our properties at 75, 79, and 85 Edgewater Place, Edgewater, NJ, which we have successfully appealed and which now makes those properties "high performance" REAC properties.

#### NEW BUSINESS

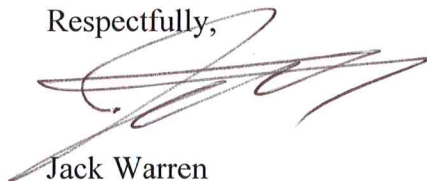
Director Warren announced that Eric Gailing has resigned his position as Commissioner/Chairperson, effective immediately and that a new Chairperson must be appointed. A motion was made to elect Commissioner Hoinash by Commissioner Stewart with a second by Commissioner Taylor. A voice vote indicates all voting yes.

Director Warren advised the commissioners that the Edgewater Housing Authority had a complaint from Ms. Georgette Hill who, in 2012 was on the waiting list for our Section 8 program and was sent an invitation letter but did not qualify because the applicant no longer lived or worked in the town of Edgewater. Via a lengthy telephone conversation Mr. Warren explained to Ms. Hill that the Edgewater Housing Authority is bound by the rules of the HUD program handbook, as well as the authority's own administrative plan and regulations set by our board of commissioners.

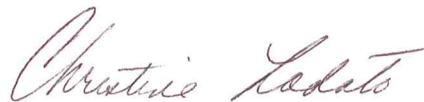
#### OPEN TO PUBLIC

Director Warren advises there is no public present. Director Warren asks the Commissioners if there is any business they would like to discuss. Having no comments a motion to adjourn is made by Commissioner Nikolaidis with a second by Commissioner Stewart. All are in favor.

Respectfully,



Jack Warren  
Executive Director



Christine Lodato  
Administrative Assistant