

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD NOVEMBER 8, 2018 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:33 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Upon roll call Commissioners Lesinski, Pekarofski, Ragan, and Simon answered present, with Commissioners Thomas absent. Also in attendance were Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

Chairman Pekarofski requested that the minutes of the October meeting be acted on. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of four (4) Ayes and one (1) Absent.

Under Director Report, Mr. Pushko stated his recovery is on the mends, still working restricted hours as per doctor's orders. Mr. Pushko further states that he will most likely return full days after his next doctor's appointment on December 5th. Mr. Pushko mentioned that HomeVision is still trying to sell 970 Leesville Avenue. The bank, the County approval or the constant increase in the house's evaluation always prevents the sale. HomeVision will donate \$90,000 to Rahway Housing Authority for the RAD Conversion. Mr. Ansley stated that this year RHA will apply for a \$15,000 grant under CDBG Program. The grant will be used to modify tubs to have easier access. (step in) Grant is due by December 7, 2018.

Chairman Pekarofski requested that the November bills (incurred in October) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the bills were approved for payment by a vote of four (4) Ayes and one (1) Absent.

Chairman Pekarofski presented the following Resolutions, with action taken as noted;

Res. #1573 – RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) – Upon a motion by Commissioner Simon, seconded by Commissioner Ragan; Res. #1573 was approved by a vote of four (4) Ayes and one (1) Absent.

Under Financial Matters, Mr. Ciarrocca clarified as to why Rahway Housing Authority scored a 68 on the FASS. It stems from the Rahway Housing Authority Energy Performance Loan.

Mr. Pushko mentioned that RHA is having some concerns with our accounting and Section 8 modules with our current software. Mr. Pushko mentioned that Gail Ansley and Kelli Allen-Perrine went to Atlanta for the Annual MRI Software conference. Mrs. Ansley explained to the board that MRI software bought out Tenmast software. Mrs.

Ansley further stated that this was conference to inform current Tenmast users the changes that MRI are planning to change in the future modules, however the Accounting module is currently available for housing authority's to convert. Accountant Ciarrocca, is not pleased with the Tenmast Accounting module. Accountant Ciarrocca suggested looking into PHA WEB.

Lastly, Accountant Ciarrocca stated that audit this year is scheduled for November 19th & 20th and anticipates a clean audit.

Under Legal Matters, in the absence of Mr. Testino, this portion of the meeting was closed.

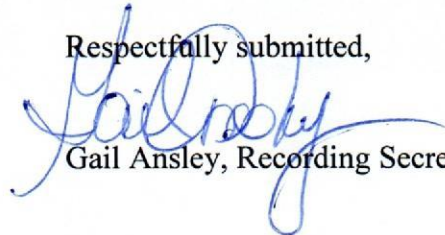
There being no members of the public present, this portion of the meeting was closed.

There being no Old Business; this portion of the meeting was closed.

Under New Business Mr. Pushko stated the May Board Meeting will be changed to May 16, 2019. Ms. Pushko further stated RHA is seeking a part-time Service Coordinator Assistant. Lastly, Mr. Pushko stated that City Council will be voting on two new Commissioners at their next meeting.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:26 pm, motioned by Commissioner Lesinski, seconded by Commissioner Simon.

Respectfully submitted,



Gail Ansley, Recording Secretary