

MINUTES OF THE ANNUAL REORGANIZATION MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD DECEMBER 13, 2018 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 6:06 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, Simon, Thomas and Thomas-Petit answered present, with Commissioners Gonzalez and Ragan absent. Also in attendance were Attorney Testino and Maintenance Supt. Ricky Ansley.

Chairman Pekarofski requested that the minutes of the November meeting be acted on. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Under Director Report, Mr. Pushko stated that HomeVision has closed on 970 Leesville Avenue (the second home). HomeVision will not be selling the remaining two (2) houses. However, the entire mortgage has been paid off on them. Mr. Pushko further stated that HomeVision will be giving Rahway Housing Authority ninety (90) thousand to help with the RAD conversion.

Accountant Ciarrocca arrived at 6:13 pm.

Mr. Pushko mentioned that Rahway Housing Authority is seeking for a part-time worker to work alongside Ms. Gadson, Family/Senior Service Coordinator. Ms. Gadson has been doing a great job taking on the extra work load with the senior since the passing of Ms. Roselli. Mr. Pushko introduced our new Commissioner, Ms. Thomas-Petit. Commissioner Thomas-Petit is very exciting to serve on the board. Mr. Pushko stated that Commissioner Thomas-Petit has a lot of experience in Human Resource and would appreciate her input on the many changes needed in the Personnel Policy. Lastly, Mr. Pushko informed the Commissioners that RHA had their REAC Inspection at the family site, which did not go very well. The inspector was escorted with a QA Inspector (Quality Assurance). RHA will be sending out an appeal letter to retrieve a few points.

Chairman Pekarofski requested that the December bills (incurred in November) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the bills were approved for payment by a vote of five (5) Ayes and two (2) Absent.

Under Financial Matters, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca stated the Auditors came in November, everything went well. Most of the paperwork was sent to the firm prior to them arriving. Rahway Housing will receive a draft of the Audit soon.

There being no Legal Matters; this portion of the meeting was close.

There being one member of the public present, Chairman Pekarofski turned the meeting to the public. There being no public comment; this portion of the meeting was closed.

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

Under New Business Mr. Pushko reviewed the Rahway Housing Authority's Regular Meeting schedule. Please Note; the May meeting has been changed to the third Thursday of the month. Mr. Pushko also mentioned there is no meeting in January. The retreat will be at the Irving Inn at 7:00pm. The main order of business is to discuss salary increases.

The meeting was turned over to Mr. Pushko for the purpose of electing the new Chairman and Vice-Chairman. Commissioner Lesinski nominated Commissioner Pekarofski for Chairman, seconded by Commissioner Simon, there being no other nominations from the floor, and Commissioner Pekarofski was elected as Chairman by a vote of five (5) Ayes and two (2) Absent. Commissioner Lesinski nominated Commissioner Simon for Vice-Chairman, seconded by Commissioner Thomas, there being no other nominations from the floor, Commissioner Simon was elected as Vice Chairman by a vote of five (5) Ayes and two (2) Absent.

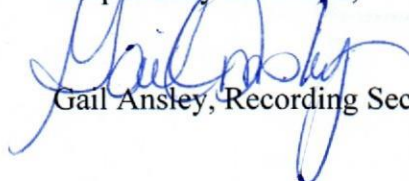
Chairman Pekarofski presented the following Resolutions, with action taken as noted;

Res. #1574 – RESOLUTION APPOINTING FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) – Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas; Res. #1574 was approved by a vote of five (5) Ayes and two (2) Absent.

Chairman Pekarofski wished everyone a wonderful holiday and a happy new year.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:43 pm, by unanimous consent.

Respectfully submitted,


Gail Ansley, Recording Secretary