



Regular Meeting: Thursday, January 23, 2020
Time: 10:30 a.m.
Location: Life Station, 2 Stahuber Rd., Union, NJ 07083

MINUTES

CALL MEETING TO ORDER

President DeJohn called the meeting to order at 10:32 AM at Life Station, 2 Stahuber Road, Union, NJ

ROLL CALL:

Present

Janice DeJohn, President
Eric Chubenko- Senior Vice President
Douglas Dzema- Treasurer
Sherry Sims- Recording Secretary
Ron Van Rensalier- Corresponding Secretary
Hector Fuentes- Vice President, Commissioners
Randall Wood- Vice President, Professional Development
Kimberly Gober- Vice President, Housing
Rick Iovine- Vice President, Legislation
Gary Centinaro- Vice President, Members Services
Anthony Feorenzo, Trustee
Joseph Capano, Trustee
John Mahon, Trustee
Louis Riccio, Trustee
Christopher Marra, Trustee
Domingo Senande, Trustee
Victor Cirilo, Immediate Past President
Jack Warren- JIF Representative
Bill Snyder, Service Officer

Absent

Vernon Lawrence, Vice President, Community Development
Joseph Billy, Trustee
E. Dorothy Carty-Daniel, Trustee
John Clarke, Trustee
Robert DiVincent, Trustee
Lynn Bartlett, Trustee

President DeJohn wished everyone a Happy New Year and expressed how honored she was to serve as President for the next two years. She thanked the Immediate Past President, Victor Cirilo, for his past two years of service. President DeJohn introduced Niccole Allegra, who she brought to take the minutes. It was discussed that it was hard for someone to take minutes and actively be in a discussion. In the past, minutes weren't always ready right away and having a designated person to take minutes, they can be available right away. Bill Snyder brought up that in the past when they brought someone in to do the minutes, they were paid \$100.00. It was discussed that Niccole Allegra will be paid \$100.00 per meeting.

Motion: Eric Chubenko

Second: Ron Van Rensalier

All members present voted in the affirmative, none were opposed to pay Ms. Allegra \$100.00 per meeting.

APPROVAL OF THE MINUTES: October 24, 2019 meeting

President DeJohn would like to have the minutes amended- "Scholarship application was received late from Morris County and was discussed for acceptance and Boonton HA had similar submission and was denied." President DeJohn stated that the application from Morris County had in fact been received by the deadline but the paperwork they needed to pay the scholarship was received late. Previous discussion was pertained to whether or not to pay the scholarship monies. Boonton attempted to submit an application in the fall of 2019 but applications are accepted in the spring only.

Kimberly Gober, Vice President, Housing brought up that her name was spelt incorrectly.

Motion: Ron Van Rensalier

Second: Douglas Dzema

All members present voted in the affirmative to amend the minutes of October 24, 2019, none were opposed.

REPORTS

- **Senior Vice President**
Eric Chubenko stated that his office will be handling the registrations for the upcoming NJNAHRO/MARC conference.
- **Treasurer**
Treasurer Douglas Dzema gave everyone copies of the account reconciliations. There was no change in the money market. There is one check in the amount of \$2,500.00 for Execu-Tech for 2020. Douglas Dzema made a motion to approve the bill list. Kimberly Gober seconded the motion. All members present voted in the affirmative, none were opposed.
- **Recording Secretary** – No report

- **Corresponding Secretary** – No Report
- **Commissioners-** No Report
- **Community Development** – Not Present
- **Professional Development**
 Vice President Randall Wood expressed his concern for attendance in classes at the conference. Many people will attend a class, leave early and not attend later classes. He offered the idea of having certificates for all attendees who complete an instruction course. The certificates would also demonstrate what an employee has been trained in. Much discussion ensued on how they should be distributed and it was agreed that the certificates would be pre-printed and distributed at the end of the class.
- **Legislation-**
 Vice President Rick Iovine reminded all that the new budget was finalized.
- **Housing**
 Vice President Kimberly Gober discussed Tenant Empowerment Act bill being drafted which would involve tenants in our inspection process. Also reported was Nspire, which aligns inspection protocols and focuses on the health and safety of the tenant. She encouraged everyone to look into if converting to RAD as HUD is still looking for participants for this program. It was also reported that Housing Counselors under Home Ownership ROSS grants must be certified by 8/1/2020.
- **Membership Services-** No Report
- **JIF Representative-** No Report
- **Service Officer**
 An email was sent out email regarding the Newsletter. Email all articles to Bill Snyder using Microsoft word only. Deadline for submission is 2/12/20 in order to get the newsletter out early due to the joint conference. Pictures should be in JPEG form.
 Bill Snyder also discussed State mandated training and the possibility of NJNAHRO becoming an official training entity. Has conference call with attorney to discuss. NJNAHRO could offer 2 standalone courses in the spring and fall and can offer 2 courses with the conference.

Bill Snyder emailed all the meeting dates to everyone which are all confirmed.

The Legislative Conference is March 29-31, 2020 in Washington DC and please let Bill know if you plan to attend. Everyone should contact

your representatives in the House and Senate and let them know in advance to schedule the meetings on the Hill.
The NAHRO poster contest was discussed and he will send an email to everyone with all the information and who will be collecting the posters.

RESOLUTIONS

There were no resolutions to discuss.

OLD BUSINESS

The Loyalty Luncheon which was well attended and had about 90 people in total, which included a lot of vendors. There was a discussion of possibly adding a training before the luncheon in the future.

The 2019 fall conference was reviewed. It was very well attended, the turnout was the best yet with over 200 people registered.

The 2020 Annual Spring Conference is May 3-6, 2020 and is a joint NJNAHRO-MARC NAHRO conference. The agenda was handed out and discussed. Agendas and Registration material will be sent out first week of February. The room rate is \$109.00 per night plus Resort fee. Speakers for Lunch/breakfast were discussed. There will be no golf outing as all courses are booked.

NEW BUSINESS

The 2020 Scholarship committee will bring brochures to the next meeting. Applications will be due sometime in May after the spring conference so it can be advertised at the conference.

The idea of a video that was discussed previously was brought up. Bill Snyder will be emailing everyone the script for this video. It will highlight the programs and things Housing Authorities have accomplished and will be shown at the spring conference.

OTHER BUSINESS

Hearing Officer Training was discussed and might be hosted in Gloucester. Bill Snyder also offered to send the information to other Housing Agencies if a training is hosted by the HA. Other ideas for trainings were also discussed.

Douglas Dzema will be inviting Solar Landscape to the next meeting to explain what they can offer to other housing agencies. He explained how his Authority is receiving utility discounts through their program.

There was a discussion in reference to evictions as a result of the smoking policy and there is a test that can be done to see if someone is smoking in the unit. The test is costly, but it will be scientific proof for court.

ADJOURNMENT

MOTION: Ron Van Rensalier

SECONDED: Douglas Dzema

TIME: 12:01 PM