



**Regular Meeting: Thursday, November 19, 2020**

**Time: 10:30 a.m.**

**Location: Meeting to be held via ZOOM**

## **MINUTES**

### **CALL MEETING TO ORDER**

President DeJohn called the meeting to order at 10:34AM via ZOOM.

### **ROLL CALL:**

#### Present

Janice DeJohn, President  
Eric Chubenko- Senior Vice President  
Sherry Sims- Recording Secretary  
Ron Van Rensalier, Corresponding Secretary  
Hector Fuentes, Vice President, Commissioners  
Vernon Lawrence- Vice President, Community Development  
Kimberly Gober- Vice President, Housing  
Rick Iovine- Vice President, Legislation  
Joseph Billy, Trustee  
Anthony Feorenzo, Trustee  
John Clarke, Trustee  
Joseph Capano, Trustee  
John Mahon, Trustee  
Robert DiVincent, Trustee  
Louis Riccio, Trustee  
Lynn Bartlett, Trustee  
Victor Cirilo, Immediate Past President  
Jack Warren- JIF Representative  
Bill Snyder, Service Officer

#### Absent

Douglas Dzema- Treasurer  
Randall Wood- Vice President, Professional Development  
Gary Centinaro, Vice President, Member Services  
E. Dorothy Carty-Daniel, Trustee  
Christopher Marra, Trustee  
Domingo Senande, Trustee

President DeJohn suspended the regular order of business and introduced Mr. James from the James Strategy Group. Mr. James previously submitted a proposal to assist in getting written approval from the Department of Community Affairs to allow NJNAHRO to offer state mandated classes for Commissioners and Executive Directors. Mr. James was asked to be at this meeting today to explain his proposal in more detail and answer any questions the board members may have.

Chris James explained a little about himself and what he can offer NJNAHRO through the relationships he has with the LT. Governor and DCA. He guaranteed that he will be able to get the commissioner to recognize NJNAHRO as a training entity in writing. He is a registered Lobbyist but there is no lobbying done through the James Strategy Group. The board members that were present discussed the information Mr. James presented to them along with his proposal. They agreed that a contract needs to be drafted with expectations, time frame and hourly rate and present it back to James Strategy Group. They agreed that a 60-day time frame would be sufficient, and Bill Snyder will draft a contract and have an attorney review it.

Lynn Bartlett made a motion to submit a contract to James Strategy Group and Joseph Capano seconded. John Mahon Abstained and All other members present voted in the affirmative, none were opposed.

#### **APPROVAL OF THE MINUTES:** October 22<sup>nd</sup> meeting

Motion: Joseph Capano

Second: Robert DiVincent

All other members present voted in the affirmative, none were opposed.

#### **REPORTS**

- **Senior Vice President**- Eric Chubenko sent out Executive Order 192 to everyone which was required to be implemented 2 weeks ago. It requires employers to implement daily health assessment of all employees such as temperature checks, barriers in between people and masks to be worn.
- **Treasurer**- Not Present
- **Recording Secretary** – No Report
- **Corresponding Secretary** – No Report
- **Commissioners**- No Report
- **Community Development**- No Report
- **Professional Development**– Not Present
- **Legislation**- No Report
- **Housing**-  
Vice President Kimberly Gober stated that MEL issued guidance for Executive order 192. The CDC Eviction order was updated on

November 18, 2020. Executive Order 106 was issued March 19<sup>th</sup> and is the eviction moratorium in NJ. States with eviction orders do not follow the CDC eviction order. On Hud Exchange, there is a training for Mainstream Vouchers. Kimberly also reported on PIH 2020-31 which pertains to RVI Inspections. PIH 2020-30 was also reported on which is for Small Rural Housing Authorities.

- **Membership Services**- Not Present
- **Service Officer**  
Bill Snyder scheduled a workshop for December 2, 2020 from 10:00 am to 12:00 PM via zoom. HUD's new field office Director will be attending to say a few words and introduce himself. The topics for this workshop include the Cares Act and the current state of evictions in NJ.

## **RESOLUTIONS**

No resolutions

## **APPROVAL OF BILLS: NOVEMBER 2020**

Joseph Capano made a motion to approval the November 2020 bill in the amount of \$2,600.00 and Kimberly Gober seconded that motion. All other members present voted in the affirmative, none were opposed.

## **NEW BUSINESS**

President DeJohn was pleased to inform the Board that Louis Riccio was named Professional of the year by NAHRO at their online conference. It was a well-deserved award and a great way to celebrate his retirement.

President DeJohn announced the committee for donations. It will include Janice DeJohn, Kimberly Gober, Vernon Lawrence, and Anthony Feorenzo.

President DeJohn brought up the Fall 2021 conference because they are now asking for a \$1,000 deposit at the time of signing and another \$2,000 after 6 months, which was never done before. She will contact the hotel to see if it is refundable or not and if it is not, will they apply the credit to the next date if it cannot take place due to the pandemic.

## **OTHER BUSINESS**

## **ADJOURNMENT**

MOTION: Kimberly Gober

SECOND: Eric Chubenko

All other members present voted in the affirmative, none were opposed

TIME: 11:26