

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

October 22, 2015

The Board of Commissioners was called to order by Mr. Donald Senderowitz, Chairman, and upon Roll Call, those present and absent were as follows:

PRESENT:	Mr. Donald Senderowitz	Chairman
	Mr. Jack Sherry	Vice Chairman
	Mr. Julio Guridy	Treasurer
	Ms. Sara Hailstone	Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Mr. Andrew Kinsey, Esquire representing Mr. Christian Perrucci. Ken Heffentrager and Julian Kern from the Allentown Tenant Association were also present. Mr. Alan Jennings and Mr. Vince Bekiempis were absent. The board meeting started at 9:10 am.

PUBLIC COMMENTARY

Mr. Ken Heffentrager asked about Chew Street and what the update was. Mr. Farrell replied the lock installation was starting today. We have talked with the Police Department and the bike patrol will be paying more attention to the building. He added that we have also done a general cleaning of the property, and have had the hallway paint tested for lead, which came back clean. We are going to start painting the hallways and put window bars on the windows.

APPROVED MINUTES

A motion was made by Ms. Hailstone and seconded by Mr. Guridy to approve the Board minutes of the September 24, 2015 Board Meeting.

Ayes 4 – Senderowitz, Sherry, Guridy, Hailstone  
Nays 0

BILLS & TREASURER’S REPORT

Mr. Guridy reviewed the financial statements. He began by reviewing the Cash Balance as of September 1 was \$470,776; the Total Receipts were \$710,901; for a Total disbursement of \$711,298 and a Net Cash Decrease of -\$396. The General Cash Balance as of September 30 was \$470,380 and the Total Investments was \$2,556,472. He reviewed the Investment report stating the total Investments in local banks was \$1,872,564. Operating Expenditures which exceeded receipts by \$234,553; the HUD Operating Subsidy for September was \$221,139; the Net

Income/Loss was -\$13,414; and Investments as of September 30, 2015 totaled \$1,872,565. He added that interest earned for September was \$172 for a Total Year to Date Interest of \$425. He reviewed the NSA Treasurer report stating that the Beginning Cash Balance was \$4,732; Total Receipts were \$10,000; and Disbursements were \$10,850. He continued with the Ending Balance for September was \$119,450; and Total Investments were \$2,077,234. He continued with the Treasurer's Report for Section 8 Beginning Balance as of September 1 was \$378,111 and total Receipts were \$944,995; Total Disbursements were \$950,664 with a Net Decrease of \$5,669; and the Ending Cash Balance as of September 30 was \$372,442.

Mr. Senderowitz asked for a motion to approve the financial reports. The motion was made by Mr. Guridy to accept the financial reports and seconded by Mr. Sherry.

Ayes 4 – Senderowitz, Sherry, Guridy, Hailstone  
Nays 0

### COMMUNICATION REPORT

Mr. Farrell started his report by discussing the Property Managers and meetings being held during open hours once a month to discuss with their residents any problems or concerns. He informed the Board that the Housing Authority has heard from Lochinvar regarding the Gross Towers heat exchanger and we are responsible for the replacement of the second unit. Mr. Farrell discussed the REAC inspection results from Gross Towers and the two issues that need to be addressed.

### OLD BUSINESS

There was no old business.

### NEW BUSINESS

#### Resolution 2471 – Write Off Uncollectible Accounts for Cumberland Gardens Phase 1

A motion was made by Mr. Guridy to approve the resolution and seconded by Ms. Hailstone.

Ayes 4 – Senderowitz, Sherry, Guridy, Hailstone  
Nays 0

#### Resolution 2472 – Approve Operating Budget for Cumberland Gardens Ph 1 FYE October 31, 2016

A motion was made by Ms. Hailstone to approve the resolution and seconded by Mr. Guridy.

Ayes 4 – Senderowitz, Sherry, Guridy, Hailstone  
Nays 0

Resolution 2473 – Approve Operating Budget for Cumberland Gardens Ph 2 FYE October 31, 2016

A motion was made by Mr. Guridy to approve the resolution and seconded by Ms. Hailstone. Mr. Farrell passed out summaries of the budgets for Cumberland Gardens Phases 1, 2 and 3 and discussed them with the board.

Ayes 4 – Senderowitz, Sherry, Guridy, Hailstone  
Nays 0

Mr. Farrell discussed with the board the next meeting date for November or December.

Mr. Senderowitz asked for a motion to adjourn the meeting and Mr. Sherry made the motion to adjourn and it was seconded by Mr. Guridy. Mr. Senderowitz adjourned the meeting at 10:20 am.

Ayes 4 – Senderowitz, Sherry, Guridy, Hailstone  
Nays 0

Mr. Senderowitz asked to go into Executive Session. Ms. Hailstone made a motion to go into Executive Session and Mr. Sherry seconded the motion. The Board went into Executive Session at 10:20am.

ATTEST \_\_\_\_\_