

MINUTES OF THE
October 27^h, 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A Special Board Meeting of the Town of Huntington Housing Authority ("THHA") was held on the 27th day of October 2011. The meeting was called to order by Vice Chairman Robert Fonti at approximately 7:25 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Tracie Marrow Robert Fonti. - Barry Turk -John Perri and Barry Lites

Also present were: Siela Bynoe, Executive Director-Paul E. Levitt, Legal Counsel- Miriam Milgrom- GG HDFC Legal Counsel and John Kelly- GG-LLC Legal Counsel

READING AND APPROVAL OF MINUTES:

Minutes were not offered
Communications

Executive Session

Motion for the Board to go into executive session offered by John Perri seconded by Barry Lites - all in favor. Vote carried unanimously.

Bob Fonti motioned for the Board to come out of executive session and Barry Lites seconded- all in favor. Vote carried unanimously.

SECRETARY'S REPORT:

There was no report from the Secretary

DIRECTOR'S REPORT:

Executive Director's report was not offered.

RESOLUTIONS

1. Resolution was offered to adopt, ratify, approve and authorize for execution the "TRANSACTION DOCUMENTS in connection with the Gateway Gardens Development

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

ADJOURNMENT:

Motion by Barry Lites seconded by Tracie Marrow Board voted unanimously to adjourn its special

Submitted by: Siela Bynoe, Executive Director

Dated:



Secretary

12/21/11
Date

MINUTES OF THE
July 18, 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 18th day of July 2011. The meeting was called to order by Vice Chairman Robert Fonti at approximately 6:30 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Tracie Marrow Robert Fonti. - Barry Turk (6:44pm): John Perri and Barry Lites

Also present were: Siela Bynoe, Executive Director-Paul E. Levitt, Legal Counsel and Peter Florey of D&F Construction.

READING AND APPROVAL OF MINUTES:

Motion to accept the minutes of 6-14-11 motion to accept the minutes was offered by motion by Barry Lites seconded by John Perri carries unanimously.

Motion to accept the minutes of 6-28-11 motion to accept the minutes was offered by Tracie Marrow seconded by Barry Lites- motion carries unanimously.

Communications

Discussed the communication from Matt Harris and letter from the Town of Huntington regarding basketball hoops at Millennium Hills.

Executive Session

Bob Fonti motioned for the Board to go into executive session seconded by Barry Lites - all in favor. Vote carried unanimously.

Bob Fonti motioned for the Board to come out of executive session and Tracie Marrow seconded- all in favor. Vote carried unanimously.

SECRETARY'S REPORT:

There was no report from the Secretary

DIRECTOR'S REPORT:

Discussed the Data Request that was forward to the HHA regarding a Fair Housing Complaint filed on the Town of Huntington.

Discussed the 2011 CFP ACC forward to the HHA from HUD. The Board was advised that although we have not received a formal response to the Faircloth appeal we were funded for 80 units at HUD's budgeted 82%.

Discussed the write offs of uncollected rental arrears and fraud balances.

RESOLUTIONS

1. Resolution to authorize the Executive Director to submit a revised budget for the 2009 CFP budget. The budget revision will result in the transfer of all funds from the various budget lines into operations. Motion offered by Bob Fonti and seconded by Barry Turk- all in favor vote carries unanimously.

2. Resolution to approve the write off of uncollected rental arrears of \$35,563.51. Motion offered by John Perri Seconded by Barry Turk all in favor motion carries unanimously.
3. Resolution to approve the write off of uncollected fraud balance of \$1195.00 Motion offered by Bob Fonti seconded by John Perri seconded. Vote carries unanimously.
4. Resolutions was offered to accept the nomination for Bob Fonti to serve as Chairman of the Huntington Housing Authority. Motion was offered by Barry Lites Seconded by Tracie Marrow all in favor vote carries unanimously.
5. Resolutions was offered to accept the nomination for Barry Turk to serves as Vice Chairman of the Huntington Housing Authority. Motion was offered by John Perri Seconded by Bob Fonti all in favor vote carries unanimously.
6. Resolutions was offered to accept the nomination for Tracie Marrow to serve as Treasurer Chairman of the Huntington Housing Authority. Motion was offered by Bob Fonti Seconded by Barry Turk all in favor vote carries unanimously.
7. Resolutions was offered to accept the nomination for Barry Lites to serve as Secretary of the Huntington Housing Authority. Motion was offered by Barry Turk Seconded by Tracie Marrow all in favor vote carries unanimously

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

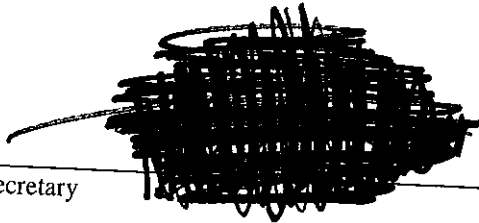
ADJOURNMENT:

Motion by Robert Fonti seconded by "John Perri the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

Secretary



Date

10/14/11

MINUTES OF THE
June 28- 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A special meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 28th day of June 2011. The meeting was called to order by Vice Chairman Robert Fonti at approximately 6:00 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Tracie Marrow Robert Fonti. - Barry Turk and Barry Lites

Also present were: Siela Bynoe, Executive Director-Paul E. Levitt, Esq-Miriam Milgrom

Absent : John Perri

READING AND APPROVAL OF MINUTES:

Communications

Executive Session

Bob Fonti motioned for the Board to go into executive session seconded by Barry Lites - all in favor. Vote carried unanimously.

Bob Fonti motioned for the Board to come out of executive session and Tracie Marrow seconded- all in favor. Vote carried unanimously.

SECRETARY'S REPORT:

There was no report from the Secretary

DIRECTOR'S REPORT:

RESOLUTIONS

1. Resolution of the Town of Huntington Housing Authority to sponsor and form a Housing Development Fund Corporation known as Gateway Gardens Housing Development Fund Company Offered by Robert Fonti- seconded by Barry Turk- all in favor vote carries unanimously
2. Resolved that the Chairperson is authorized o execute a legal services agreement with Miriam Milgrom of Berkman, Henoch, Peterson, Peddy &Fenchel P.C. pertaining to the development of Gateway Gardens HDFC abd representation of Gateway Gardens HDFC for the blended rate of \$225.00 and total legal fees not to exceed \$65K offered by Barry Lites and Seconded by Robert Fonti- all in favor- vote carry unanimously
3. Resolution authorizing the Housing Authority to offer an option to be exercised by the Gateway Gardens Housing Development fund Corporation to enter into a long term land lease- not to exceed 60 years for consideration of one dollar per year and further an option for sale to the buildings located on Lowndes Avenue for consideration of 1.4 million dollars Offered by Bob Fonti seconded by Barry Turk vote carry unanimously
4. Resolution to authorize the chairperson to execute all necessary documents, subject to review and approval of legal counsel, consistent with the substantial terns and conditions of the letter of intent with Sterling. vote carry unanimously

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

ADJOURNMENT:

Motion by Robert Fonti seconded by Barry Turks the Board unanimously voted to adjourn its regular meeting

Submitted by  Executive Director

Dated:

9/18/11

Secretary

Date

10/14/11

MINUTES OF THE
June 14th, 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A regular scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 14th day of June 2011. The meeting was called to order by Vice Chairman Robert Fonti at approximately 7:00 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow
Robert Fonti.- Barry Turk and Barry Lites

Also present were: Siela Bynoe, Executive Director-Paul E. Levitt, Esq- John Perri

READING AND APPROVAL OF MINUTES:

A motion to accept the minutes of the both the April 8th, 2011 meetings was offered by Dr. William Spencer , Seconded by Tracie Marrow all in favor = vote carries unanimously. .

Communications

Executive Session

Bob Fonti motioned for the Board to go into executive session and Dr. Spencer seconded- all in favor. Vote carried unanimously.

Bob Fonti motioned for the Board to come out of executive session and Tracie Marrow seconded- all in favor. Vote carried unanimously.

SECRETARY'S REPORT:

There was no report from the Secretary

DIRECTOR'S REPORT:

1. Financials reviewed and it was established that all programs are in the black and that the rent receivables are within HUD desired 3% percent required range.
2. Updated the Board on the Millennium Hills repurchases and sales.
3. Provided the an overview of the FSS program.
4. Capital Fund Program grant fund was review.
5. The Board was updated on the MH HOA matters concerning youth services and the fence replacement.

RESOLUTIONS

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

Financial Report included in the Executive Directors' report

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS


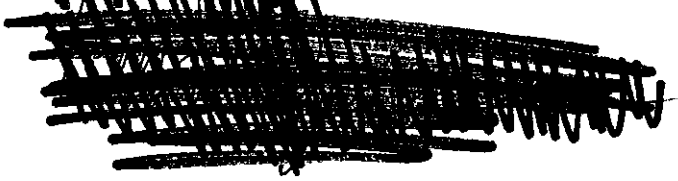
OLD BUSINESS:

ADJOURNMENT:

Motion by Dr. William Spencer by Tracie Marrow the Board unanimously voted to adjourn its regular meeting.

Submitted by:  Siela Bynoe, Executive Director

Dated:

7/18/11

Signature

Date

MINUTES OF THE
April 13th, 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A regular scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 13th day of April 2011. The meeting was called to order by Chairman Dr. William Spencer at approximately 8:20 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow and Robert Fonti.

Also present were: Siela Bynoe, Executive Director and Paul E. Levitt, Esq. Barbara Elliot

READING AND APPROVAL OF MINUTES:

A motion to accept the minutes of the both the March 8th, 2011 meetings was offered by Tracie Marrow, Seconded by Robert Fonti- all in favor = vote carries unanimously.

Communications

None-

Executive Session

Bob Fonti motioned for the Board to go into executive session and Dr. Spencer seconded- all in favor. Vote carried unanimously.

Bob Fonti motioned for the Board to come out of executive session and Tracie Marrow seconded- all in favor. Vote carried unanimously.

SECRETARY'S REPORT:

There was no report from the Secretary

DIRECTOR'S REPORT:

1. We discussed a continued noise complaint.
2. The Board discussed the Faircloth response that was sent to HUD
3. We discussed the Audit for the 9/30/10 period.
4. We discussed the Banking RFP and Board elected to go with Gold Coast Bank.
5. The Board was advised that we were selected to be featured in the next issue of the American Builders Quarterly. —

RESOLUTIONS

1. The Board approved a resolution to engage Gold Coast Bank as our new financial institution motion offered by Dr. Spencer and seconded by Bob Fonti.

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

Financial Report included in the Executive Directors' report

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

ADJOURNMENT:

Motion by Mr. Robert Fonti seconded by Tracie Marrow the Board unanimously voted to adjourn its regular meeting

Submitted by:  Siela Bynoe, Executive Director

Dated:

6/17/11



Secretary

Date

MINUTES OF THE
March 8th, 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A regular scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 8th day of March 2011. The meeting was called to order by Chairman Dr. William Spencer at approximately 9:15 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY. 11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow and Robert Fonti.

Also present were: Siela Bynoe, Executive Director and Paul E. Levitt, Esq. Adam Spector, Curtis Silwa, Soke Joe and Phillip Monticciolo.

READING AND APPROVAL OF MINUTES:

A motion to accept the minutes of the both the February 8th, 2011 meetings was offered by Tracie Marrow, Seconded by Robert Fonti- all in favor = vote carries unanimously.

Communications

Dr. Spencer acknowledged the Mr. Samuel E. Miller's resignation due to a conflict of interest. In addition Dr. Spencer thanked Mr. Miller for his commitment and service to the agency and the community.

Executive Session

- Motion offered by Robert Fonti, seconded by Tracie Marrow Vote carries unanimously
- Motion to come out of executive session offered by Dr. Spencer and seconded by Tracie Marrow. Vote carries unanimously.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

1. The Board was advised that the Tenant Commissioner election will be on April 8,
2. The Board was advised that we were selected to be featured in the next issue of the American Builders Quarterly.
3. The Board was advised of the HUD ARRA Compliance Review and provided a copy of the the four issues, three of which were typographical errors that were input in the new Federal Reporting System.
4. The Board was informed about the new student intern .
5. The Board was given was again provided with updated information from the banking RFP response that were originally submitted last fiscal year.
6. The Board was advised and provided documentation regarding HUD's intentions to offset operating expenses with the HA's reserve balances.

RESOLUTIONS

1. The Board approved a resolution authorizing the HHA and D&F to move forward with the plans to rehab all forty (40) units at Gateway Gardens and the administrative building.

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

Financial Report included in the Executive Directors' report

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS


OLD BUSINESS:

ADJOURNMENT:

Motion by Mr. Robert Fonti seconded by Tracie Marrow the Board unanimously voted to adjourn its regular meeting.

Submitted by:  Siela Dwyer, Executive Director

Dated:

 4/13/11


Secretary

Date

MINUTES OF THE
February 8th, 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A regular scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 8th day of February 2011. The meeting was called to order by Chairman Dr. William Spencer at approximately 7:45 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow and Robert Fonti.

Absent: Commissioner Samuel E. Miller

Also present were: Siela Bynoe, Executive Director and Paul E. Levitt, Esq. Peter Flory and Phillip Monticciolo.

READING AND APPROVAL OF MINUTES:

A motion to accept the minutes of the both the January 19th, 2011 meetings was offered by Tracie Marrow, Seconded by Robert Fonti- all in favor = vote carries unanimously.

BILLS

MH HDFC approved the HHA to pay a \$10 per month per unit increase for FY 2011

Executive Session

Motion offered by Robert Fonti, seconded by Samuel E. Miller Vote carries unanimously
Motion to come out of executive session offered by Samuel Miller and seconded by Tracie Marrow. Vote carries unanimously.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

1. Discussed the need to appoint a new hearing officer to preside over the Public Housing and HCV (Section 8).
2. Discussed the need to revisit the Banking RFPs because we will now be required to pay services with our current bank.
3. Discussed the staff and community's desire to have a formal internship program for our resident young people.
4. Discussed the donation of personal items for the homeowner at Millennium Hills
5. Discussed the FMR increase as per HUD final rule and the need to increase the payment standards to 95% of the FMRS

RESOLUTIONS

6. Motion to appoint Mr. Edward Lancaster- as hearing officer to preside over administrative hearings for both public housing and HCV (Section 8) matters.
7. Motion to approve the hiring of interns from the community not to exceed the minimum wage and not more than three interns at time. Motion Dr. Spencer and seconded by Tracie Marrow. All in favor
8. Motion to approve the HHA's payment standards to 95% of the HUD final rule on FMRs
Motion Tracie Marrow- Seconded Robert Fonti- all in favor

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

Financial Report included in the Executive Directors' report

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

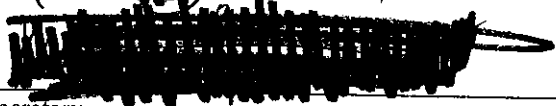
ADJOURNMENT:

Motion by Mr. Robert Fonti seconded by Samuel Miller the Board unanimously voted to adjourn its regular meeting.

Submitted by:  Stela R. White, Executive Director

Dated:

 3/8/11


Secretary

Date

MINUTES OF THE
January 19th, 2011
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A regular scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 19th day of January 2011. The meeting was called to order by Chairman Dr. William Spencer at 6:150 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow, Samuel Miller and Robert Fonti.

Also present were: Siela Bynoe, Executive Director and Paul E. Levitt, Esq. Peter Flory, Michael Mc McCarthy, Esq- Joe and Phillip Monticciolo- Gerry Caliendo, Graham Boyd, Peter Sloggart and Michael Schenkler

READING AND APPROVAL OF MINUTES:

A motion to accept the minutes of the November 9th - December 9th and the December 21, 2010 meetings was offered by Dr. William Spencer and Seconded by Robert Fonti- all in favor = vote carries unanimously.

BILLS

Executive Session

Motion offered by Robert Fonti, seconded by Samuel E. Miller Vote carries unanimously
Motion to come out of executive session offered by Samuel Miller and seconded by Tracie Marrow. Vote carries unanimously.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

- No given .

RESOLUTIONS

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

Financial Report included in the Executive Directors' report

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

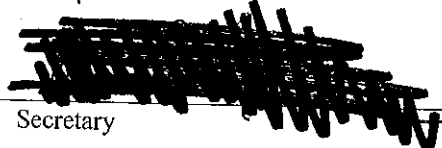
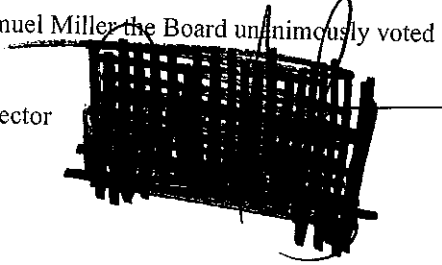
OLD BUSINESS:

ADJOURNMENT:

Motion by Mr. Robert Fonti seconded by Samuel Miller the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated: 2/8/11



Secretary

Date

MINUTES OF THE
December 21st, 2010
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A special meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 21st day of December 2010. The meeting was called to order by Chairman Dr. William Spencer at 6:20 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow, Samuel Miller and Robert Fonti.

Also present were: Siela Bynoe, Executive Director and Paul E. Levitt, Esq. Peter Flory, Michael Mc McCarthy, Esq- Joe and Phillip Monticciolo- Gerry Caliendo, Graham Boyd, Peter Sloggart and Michael Schenkler

READING AND APPROVAL OF MINUTES:

No minutes offered

BILLS

Executive Session

Motion offered by Robert Fonti, seconded by Samuel E. Miller Vote carries unanimously

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

- No given .

RESOLUTIONS

- Resolution to issue RFP regarding the designation of project based vouchers to a developer for 50 senior PBV and 10 family PBV. Motion by William R. Spencer, seconded Samuel Miller. Vote carries unanimously

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

Financial Report included in the Executive Directors' report

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

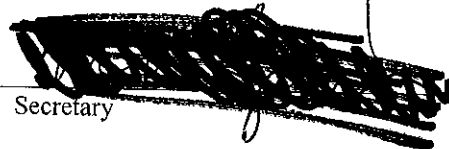
OLD BUSINESS:

ADJOURNMENT:

Motion by Mr. Samuel Miller seconded by Tracie Marrow the Board unanimously voted to adjourn its regular meeting.

Submitted by  Sierra P. Doe, Executive Director

Dated  1/19/11


Secretary

Date

MINUTES OF THE
December 7th, 2010
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A special meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 7th day of December 2010. The meeting was called to order by Chairman Dr. William Spencer at 7:00 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow, Samuel Miller,
Also present were: Siela Bynoe, Executive Director and Paul E. Levitt, Esq.
Absent Robert Fonti.

READING AND APPROVAL OF MINUTES:

No minutes offered

BILLS

Executive Session

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

- Reported the suggested modified developed plan, which would consist of : 30 Family Units + 46 Senior Units and 1 Superintendent Unit = 77
- Provided the Board with the PHAS and SEMAP submissions for FYE 2010.
- Presented the new fees that will now be associated with TD Bank's Government Banking products.

RESOLUTIONS

- Resolution to approve the operating budget for fiscal year end 2011 offered by Dr. Spencer, seconded Samuel Miller vote carries unanimously.
- Resolution to authorize the executive director to submit documents to HUD for the disposition of excess land, as it relates to Gateway Gardens offered by William Spencer, seconded by Tracie Marrow Vote carries unanimously
- Resolution to approve the Gateway Gardens to be developed as follows: 30 Family Units + 46 Senior Units and 1 Superintendent Unit = 77 Units in total. Motion offered by Samuel Miller and seconded by Tracie Marrow, vote carries unanimously.
- Resolution to authorize the commissioners who have served 6 months and are still actively serving to participate in the Housing Authority's medical coverage- at the commissioners expense. Motion offered Samuel Miller, seconded Dr. Spencer.

ATTORNEY'S REPORT:

Provided in Executive Session.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

Financial Report included in the Executive Directors' report

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

ADJOURNMENT:

Motion by Mr. Samuel Miller seconded by Tracie Marrow the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

Secretary

Date

MINUTES OF THE
November 9, 2010
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 9th day of November 2010. The meeting was called to order by Chairman Dr. William Spencer at 7:00 pm at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following Commissioners were present:

Commissioners: Dr. William Spencer, Tracie Marrow, Samuel Miller and Robert Fonti.

Also present were: Siela Bynoe, Executive Director and Paul E. Levitt, Esq. Bazeel Walters- Porter Trejo Network.

READING AND APPROVAL OF MINUTES:

Minutes from the regularly scheduled October Board Meeting was offered and approved. Motion by Robert Fonti , Seconded by Samuel Miller- motion carried.

BILLS

COMMUNICATIONS:

Mr. Walters discussed some of his concerns regarding the HHA's Termination Policy. Specifically, his discussed his concerns about how a participant is made aware of their obligations to the programs. The Executive Director advised both Mr. Walters and the Board of Commissioners that at the initial orientation the participants receive the HUD HAP contract that serves to detail their obligations. In addition, the HHA has prepared a separate document that serves to highlight obligations.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- Operating Budget- discussed the 2011 FYE budget that requires Board approval. The Board decided to hold the vote until the next Board Meeting.
- Board reviewed the HUD Reports Calendar- which serves to highlight the four different program reporting requirements and our current staffing levels.

RESOLUTIONS

- Resolution to hire an additional full-time employee to support the HHA administrative operation at a salary of \$34K and 75% of medical coverage expenses (25% employee contribution). Motion by Tracie Marrow, seconded Samuel Miller. One Opposed (Robert Fonti) Vote carries.
- Resolution to select D&F Construction as co-developers for the Gateway Gardens Villas motion offered Robert Fonti, and Seconded Tracie Marrow- on discussion Commissioner Miller expressed his concerns about allowing the co-developer act as the general contractor. Vote carries unanimously.
- Resolution to authorize the executive director to submit the fiscal year end report. Motion Tracie Marrow and Seconded Commissioner Miller.
- Resolution to approve the retroactive (10/1/10) salary increases for Susan Ortega, Angela Roma and Kenneth Heiminick. Salary increases were offered respectively at 4%, 4% and 3%. Motion offered Robert Fonti, seconded Samuel Miller- Vote carries (3-0)unanimously (Dr. Spencer left early due to a medical emergency)

