

MINUTES OF THE  
December 13, 2016  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A meeting was held on the 13<sup>th</sup> day of December 2016. The meeting was called to order at 5:35pm by Chairman Fonti in the Commissioners Conference Room at 1 A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present: Commissioners  
Barry Lites and John Perri  
Absent: Commissioner Barry Turk

Also present were: Siela A. Bynoe, Executive Director  
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the minutes- motion was offered by Chairman Fonti, Seconded by John Perri  
All in favor - Vote carries unanimously.

Communications

SECRETARY'S REPORT:

DIRECTOR'S REPORT:

- Board advised for the upcoming expiration of the vehicle. Board approved the lease of the Ford Escape not to exceed the current term, miles or monthly expense. .
- The Board received and reviewed the proposed property management agreement between the HHA and the MH HDFC.

RESOLUTIONS

1. Approval of Resolution: Resolution to authorize the executive director /chairman to lease a Ford Escape Motion offered by Chairman Fonti seconded by Commissioner Perri, all in favor motion carries unanimously
2. Approval of resolution: Property Management Agreement  
Motion offered by Commissioner Fonti, seconded by Commissioner Barry Lites , all in favor- motion carries unanimously.

ATTORNEY'S REPORT:

COMMITTEE REPORTS:

FINANCE COMMITTEE:

EXECUTIVE SESSION

Motion to enter into executive session at 5: 38 pm for the purpose of discussing matters of negotiation and personnel Commissioner Fonti and seconded by Commissioner Perri. All in favor-motion carried unanimously.

Motion to come out of executive session at 6:15pm by Commissioner Lites and Commissioner Turk All in Favor -- motion carried unanimously.

OLD BUSINESS:

ADJOURNMENT:

Motion to adjourn at 8:00 pm Chairman Fonti seconded by Commissioner Lites motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

MINUTES OF THE  
October 18, 2016  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A meeting was held on the 18<sup>th</sup> day of October 2016. The meeting was called to order at 6:18pm by Chairman Fonti in the Commissioners Conference Room at 1 A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present: Commissioners  
Barry Lites and John Perri  
Absent: Commissioner Barry Turk

Also present were: Siela A. Bynoe, Executive Director  
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the minutes of the 8-16 meeting - motion was offered by Chairman Fonti,  
Seconded by John Perri  
All in favor - Vote carries unanimously.

Communications

SECRETARY'S REPORT:

DIRECTOR'S REPORT:

- Board advised for the upcoming expiration of the vehicle. Board was advised that the lease could be extended for a period of 2 mos. maximum until the decision is made regarding how to move forward.
- The Board was advised that the Fair Market Rents for 2017 were published as a final rule by HUD. The board was further advised that we would be out compliance if we did not increase the studio, 1 bedroom, 4 bedroom and 5 bedroom rates.
- The Board was provided the Operating Budget for FYE 2017 and also the proposed salary increases for the staff.

RESOLUTIONS

1. Approval of Resolution: Resolution to authorize the executive director to extend the lease for the Ford Escape Motion offered by Chairman Fonti seconded by Commissioner Barry Lites, all in favor motion carries unanimously
2. Approval of resolution: Approved the Operating Budget, including the salary schedule- excluding an increase for the executive director.  
Motion offered by Commissioner Perri, seconded by Commissioner Barry Lites, all in favor- motion carries unanimously.
3. Approval of Resolution: Increasing the FMR for the 0, 1, 4, 5, and 6 bedroom payment standards.  
Motion offered by Commissioner Perri, seconded by Commissioner Barry Lites, all in favor- motion carries unanimously.

ATTORNEY'S REPORT:

COMMITTEE REPORTS:

FINANCE COMMITTEE:

EXECUTIVE SESSION

Motion to enter into executive session at 5: 38 pm for the purpose of discussing matters of negotiation and personnel Commissioner Fonti and seconded by Commissioner Perri. All in favor-motion carried unanimously.

Motion to come out of executive session at 5: 58pm by Commissioner Lites and Commissioner Turk All in Favor – motion carried unanimously.

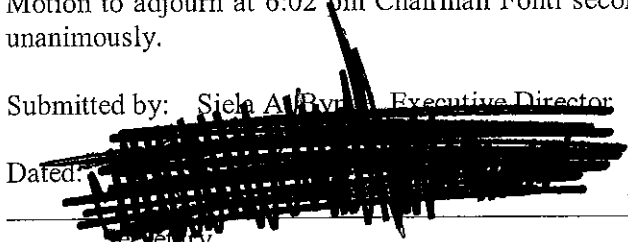
OLD BUSINESS:

ADJOURNMENT:

Motion to adjourn at 6:02 pm Chairman Fonti seconded by Commissioner Lites motion carried unanimously.

Submitted by: Siela Alby Executive Director

Dated:

 , 12/13/16  
Secretary Date

MINUTES OF THE  
August 9<sup>th</sup>, 2016  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A meeting was held on the 9<sup>th</sup> day of August 2016. The meeting was called to order at 6:10pm by Chairman Fonti in the Commissioners Conference Room at 1 A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present:  
Barry Turk and John Perri

Barry Lites present at 6:15pm

Also present were: Siela A. Bynoe, Executive Director  
Paul Levitt, Legal Counsel and Anthony Giampaolo, Auditor

READING AND APPROVAL OF MINUTES:

The Board Minutes for 07-12-16 meeting were approved- motion offered by Chairman Fonti motioned seconded by Commissioner Turk

Communications

SECRETARY'S REPORT:

DIRECTOR'S REPORT:

- Auditor provided a presentation on the FYE Audit. Board was advised to establish a Pension Account in the amount \$50K to offset any shortfalls for future liability. Also advised that Mortgage Corporation can't function as a Charitable Organization. Both Counsel and Auditor discussed the exposure for continuing the FHA lending status, and advised to withdraw from the program.

RESOLUTIONS

1. Resolution to authorize the withdrawal from the FHA Lending Program. Motion offered by Commissioner Fonti, Seconded by Commissioner Lites. Vote Carries unanimously
2. Resolution to modify the Mortgage Corporation classification from a 501C3 to a 501C4. Motion offered by Commissioner Fonti Seconded by Commissioner Perri Vote Carries Unanimously.
3. Resloution to accept Whitmore Insurance quote for Dirrectors and Officers Insurance and Errors and Omission Coverage. Motion offered by Commisioner Fonti and Seconded by Commissioner Lites. Vote Carries Unanimously.

ATTORNEY'S REPORT:

COMMITTEE REPORTS:

FINANCE COMMITTEE:

EXECTUIVE SESSION

OLD BUSINESS:

ADJOURNMENT:

Motion to adjourn at 8:04 pm Chairman Fonti seconded by Commissioner Perri motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:

---

Secretary

Date

MINUTES OF THE  
July 12<sup>th</sup>, 2016  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A meeting was held on the 12<sup>th</sup> day of July 2016. The meeting was called to order at 6:07pm by Chairman Fonti in the Commissioners Conference Room at 1 A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present:  
Barry Lites and Barry Turk

Absent: John Perri

Also present were: Siela A. Bynoe, Executive Director  
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

The Board Minutes for 05-10-16 meeting were approved- motion offered by Chairman Fonti motioned seconded by Commissioner Lites

Communications

SECRETARY'S REPORT:

DIRECTOR'S REPORT:

- Canon event, scheduled for July 26, 2016, was discussed. Chairman Fonti and Commissioner Lites questioned the actual criteria for laptop distribution.
- Since the previously approved contractor failed to respond to the notice of award, the lease option for the copier was discussed, As a result, the E.D. provided the current terms offered by the NYS OGS approved vendor used in previous leases.
- The Board was briefed on the current rental market in the Huntington Communities. Specifically, the conversation focused on the two and three bedroom payment standards. The HHA's research into the success rates for vouchers issued indicated that our rate was low because requested rents for the units were much higher. The Board was requested to consider increasing the payment standard for two and three bedroom units.
- The annual Meeting was called for the purpose of electing officers of the Board of Commissioners. The slate was offered as follows: Chairman- Robert Fonti, Vice Chairman- Barry Turk and Treasurer/Secretary- Barry Lites.
- The Chairman of the Board requested that the Auditor appear to discuss the audit at the next meeting. In addition, the Board has requested that each member of the staff, responsible for a program area, report to speak to the performance etc.

RESOLUTIONS

1. There was motion to accept the copier lease options of \$215 per month, with 9K copies included. Motion offered by Chairman Fonti, seconded by Commissioner Turk- all in favor motion carries unanimously.
2. The board was asked to consider increase the payment standards for the two and three bedroom compositions to 110% of the FMR. The motion was offered by Commissioner Lites and seconded by Chairman Fonti. All in favor vote carries unanimously
3. The slate was offered as follows: Chairman- Robert Fonti, Vice Chairman- Barry Turk and Treasurer/Secretary- Barry Lites motion was Chairman Fonti and seconded by Barry Turk- all in favor- motion carries unanimously.

ATTORNEY'S REPORT:

COMMITTEE REPORTS:

FINANCE COMMITTEE:

EXECTUIVE SESSION

OLD BUSINESS:

ADJOURNMENT:

Motion to adjourn at 7:04 pm Chairman Fonti seconded by Commissioner Lites motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:

Secretary

Date



MINUTES OF THE  
February 9th, 2016  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A meeting was held on the 9<sup>th</sup> day of February 2016. The meeting was called to order at 6:20 pm by Chairman Fonti in the Commissioners Conference Room at 1 A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present:  
Barry Turk and John Perri

Also present were: Siela A. Bynoe, Executive Director  
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Minutes of the October 13 2015, were read and motioned for approval by Commissioner Fonti, Seconded by Commissioner Turk- all in favor- motion carries unanimously.

Communications

SECRETARY'S REPORT:

DIRECTOR'S REPORT:

- The Board of Commissioners were provided a presentation on the budget.
- The Board was presented information regarding the Fair Market Rent. We need to increase the two and the three bedroom FMRs to ensure that we are in compliance with HUD regulations. 2 bedroom= \$1608 and 4 bedroom =\$2350
- Board was updated on the quotes received for the lease of a new copier.
- Board was advised that an eviction hearing was scheduled to go to trial on March 11, 2016 and that there is a HCV termination that is pending a pre-motion hearing.
- The Board was advised that between February 14-16, 2017 there were three burst pipes as a result of the arctic cold. The pipes were repaired and remediation services were underway.
- The Board of Commissioners were provided the punch list for incomplete or defective constructive activities in the administrative building. The Board requested the purchase of three televisions

RESOLUTIONS

1. Approval of Resolution: Resolution to approve the FYE 2016 Operating Budget, excluding the salary increase for Siela A. Bynoe Motion offered by Chairman Fonti seconded by Commissioner Barry Turk , all in favor motion carries unanimously
2. Approval of the increase to Payment Standards for the two and four bedrooms . 2 bedrooms will be increased to \$1608 and 4 bedrooms to \$2350. Motion offered by Chairman Fonti, seconded by Commissioner John Perri,, all in favor- motion carries unanimously.

ATTORNEY'S REPORT:

COMMITTEE REPORTS:

FINANCE COMMITTEE:

EXECUTIVE SESSION

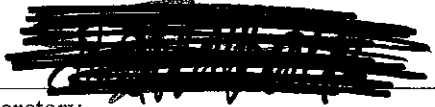
OLD BUSINESS:

ADJOURNMENT:

Motion to adjourn at 7:00pm Chairman Fonti seconded by Commissioner Lites motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:



---

Secretary

Date