

Minutes of the  
September 12, 2023  
Town of Huntington Housing Authority  
Monthly Board Meeting

A meeting was held on the 12th day of September 2023. The meeting was called to order at 6:13 p.m. by Board Vice-Chairman Sidney Joyner in the Board Room at 1 Lowndes Avenue, Huntington Station, NY 11746.

**ROLL CALL**

There was a roll call, and the following were present at 1A Lowndes Avenue: Commissioners: Vice-Chairman, Sidney Joyner; Treasurer, Barry Lites; and Commissioner Cynthia Gonzalez. Guest, Mike Maurice, Accountant of Polcari & Co.

Also present: Jacquetta Harris, Executive Director and Paul Levitt, Legal Counsel.

**READING AND APPROVAL OF MINUTES**

Motion to approve June meeting minutes by Vice-Chairman Joyner, 2<sup>nd</sup> by Commissioner Gonzalez, all in favor. Motion to approve July 2023, meeting minutes motion to approve by Treasurer Lites, 2<sup>nd</sup> by Commissioner Gonzalez, all in favor.

**COMMUNICATIONS**

Accountant, Mike Maurice, presented the 2023 to 2024 Operating Budget with the Executive Director and questions were answered. Additional financial matters were discussed in detail.

**SECRETARY'S REPORT**

**DIRECTOR'S REPORT**

- The Executive Director asked the board's approval for the 2024 Annual Plan with submission to HUD with the HUD form 50077 signed and civil service certification.  
**Approved**
- The Executive Director asked the board's approval to hire Maintenance Mechanic II at the same salary. **Approved**
- The Executive Director asked the board's approval for the 2023 to 2024 payment standard. Updated information was needed and postponed to October board meeting.  
**Delayed**
- The Executive Director asked for the board's approval for 2024 Operating Budget.  
**Approved**
- HHA continues to process evictions. ERAP applications are pending.
- The Executive Director shared HUD's financial offset for HCV Program.
- The Board received the financial report in the Board Packet for their reference and review. Expenditures, to date actuals, and revenue for Millennium Hills, Gateway Gardens, and THHA. Board packet includes delinquent rents, bank accounts, and approved checks.

**OLD BUSINESS**

The door censor for Gateway Gardens has been ordered and ready to test on one building to ensure doors are locked. HHA is still in need of a Hearing Officer, ED sent an e-mail request to ISLIP staff member who expressed an interest to our board commissioner Gonzalez.

**NEW BUSINESS**

**RESOLUTIONS**

- The Board approved 2023 Annual Plan and authorized the submission to HUD with signed HUD form HUD-50077-ST-HCV-HP. Motion by Vice-Chairman Joyner, 2<sup>nd</sup> by Treasurer Lites, all in favor. Motion carried unanimously.
- The Board authorizes the Executive Director to hire a Maintenance Mechanic II at the same rate as the prior staff in the same position. Motion by Vice-Chairman Joyner, 2<sup>nd</sup> by Commissioner Gonzalez, all in favor. Motion carried unanimously.
- The Board authorized the 2024 Operating Budget. Motion by Treasurer Lites, 2<sup>nd</sup> by Sidney Joyner - all in favor. Motion carried unanimously.

**EXECUTIVE SESSION**

Motion to enter executive session for personnel matter at 7:09 p.m. by Treasurer Lites, 2<sup>nd</sup> by Vice-Chairman Joyner, all in favor. Motion carried unanimously. Motion to close executive session and go back to the board meeting at 7:22 p.m. by Treasurer Lites, 2<sup>nd</sup> by Vice-Chairman Joyner, all in favor. Motion carried unanimously.

**ADJOURNMENT**

Motion to adjourn at 7:35 p.m. by Treasurer Lites, 2<sup>nd</sup> by Vice-Chairman Joyner, all in favor. Motion unanimously.

Submitted by: Jacquetta A. Harris, Executive Director

Dated: 10-10-2023 Secretary: 

