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

PRESENT:  Mr. Donald Senderowitz (by phone)  Chairman  
          Mr. Fred Bañuelos  Vice Chairman  
          Mr. Julio Guridy  Treasurer  
          Mr. Zachary Matthews  Assistant Treasurer  
          Ms. Sandra Barnes  Secretary  

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Ms. Melissa Aclo, Social Services Director; Mr. Lou Day, Director of Maintenance Operations and Mr. Christian Perrucci, Esquire.

The board meeting started at 9:00 am with Mr. Guridy asking for the roll call for those present.

Mr. Guridy and the Board members welcomed Ms. Sandra Barnes to the meeting as the newly appointed Resident member of the Board of Commissioners.

PUBLIC COMMENTARY

Joanne Menna from Towers East and Randy Simmons from Scattered Sites were at the meeting to observe and had no issues to bring before the Board.

APPROVED MINUTES

Mr. Guridy asked for a motion to approve the minutes of the October 23, 2019 Board meeting. A motion was made by Mr. Matthews and seconded by Ms. Barnes to approve the Board minutes.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes  
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Reinert informed the Board we have the financials for September for this meeting. Mr. Guridy began with Conventional Housing, which had net income and Central Office had a net loss. He continued with the NSA’s which had net income as did Section 8. He reviewed Cumberland Phase 1 which had net income, Phase 2 had a net loss and Phase 3 had net income. He reviewed the year
to date financials and reported that Conventional Housing had net income and Central Office had net loss. He continued with the NSA’s which had net income as well as Section 8. Cumberland Phase 1 and Phase 2 had net incomes and Phase 3 had a net loss. Mr. Reinert reviewed the Cash and Investment reports with the Board. Mr. Guridy reviewed the check register with the Board.

Mr. Guridy asked for a motion to approve the financials and the motion was made by Mr. Guridy and seconded by Mr. Matthews to approve the financial reports.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed his report by presenting the new Board packet format and the ability to view it on an IPad tablet. He explained to the Board that IPads have been ordered for Board members and we should be using them in January. He discussed some of the features of the Granicus format and how the City of Allentown uses this for their City Council meetings. He discussed the SEMAP score and rating as high performer that was received from HUD and that it was the third year we received this ranking. Mr. Farrell discussed the grant we received from the Rider-Pool Trust in the amount of $25,000 and where that money would be used at Little Lehigh. He discussed the Constellation Energy program and that we received a letter from them regarding money they owe the AHA. We will be receiving a good faith initial payment of $100,000 from them. Mr. Farrell discussed an issue of radon in public housing units. He summarized the issue regarding HUD and how they have no standard radon requirements. He also discussed that the AHA may have some units in the city that will need to be tested for radon. Mr. Farrell reviewed the Housing Choice Voucher report with the Board. The Board discussed the vacancy report.

The Solicitor’s report was reviewed by Mr. Perrucci who discussed properties at Overlook Park that were sold and how the AHA will be reimbursed for two of the units sold. Mr. Perrucci stated we believe there is a case against the title company involved in these transactions.

OLD BUSINESS

There was no old business.
NEW BUSINESS

Resolution 2570 – Approve Operating Budget for Cumberland Gardens Phase 3 FYE December 31, 2020

A motion was made by Mr. Bañuelos and seconded by Ms. Barnes to approve the resolution. The Board discussed the budget.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

Mr. Farrell discussed with the Board a problem with the boilers at Gross Towers. He explained that two of the three need a new heat exchanger at a cost of $24,000 each and they are three months out of warranty. We are working on getting this addressed but need to know where the money to pay for these repairs should come from. We are going to use HT Lyons who will give us 24/7 support until we get them repaired. The Board discussed if the problem could be caused by the fact that the water was being treated for these boilers.

Mr. Guridy asked for a motion to adjourn the meeting. A motion was made to adjourn the meeting by Mr. Bañuelos and seconded by Mr. Matthews. The meeting ended at 10:50 am.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

ATTEST _________________________________________