

## M.O.M. FOR HADDON HOUSING AUTHORITY BOARD MEETING

Wednesday, June 18, 2025, at 7:00 p.m.

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- Meeting opened by Larry Gasperone, Chairperson.
- Roll call taken: Present were Larry Gasperone, Rosa Tanzi, James Coyne, David Murdock, Brian Seltzer (excused), Doug Wallace (excused), and Walter Norris (by phone).
- The minutes from April 16, 2025, were approved.
- **NEW BUSINESS:**
- Resolution – June 2025-1 - to approve the bills. Rosa made motion to approve; Jim Coyne seconded.
- Resolution – June 2025-2 to approve motion disallowing tenants to arbitrarily move from one unit to another. Rosa questioned whether we are following HUD with this proposal. The answer was yes. We checked with HUD and other Housing Authorities, and can do this. Rosa made a motion to accept; David Murdock seconded. Motion carried.
- The issue of the elevators came up. It was explained that our office is moving forward on the elevators' evaluation by ACE ELEVATOR CO. to see what needs to be done to keep them operating efficiently going forward.
- Jim questioned the monthly elevator charges. It was explained that these charges are part of the contract of maintenance done monthly. There are additional charges when called upon to fix or correct additional problems.
- Board noted the June 2025 Office Report.
- The next in-house meeting will be held on August 20, 2025, at 7:00 p.m., at HTHA office.
- Motion to adjourn by Rosa, seconded by Jim. Motion carried.

Submitted by:

Walter Norris  
Executive Director

**M.O.M. FOR HADDON HOUSING AUTHORITY BOARD MEETING**

**Wednesday, August 20, 2025, at 7:00 p.m.**

- Meeting opened by Larry Gasperone, Chairperson.
- Roll call taken: Present were Larry Gasperone, Rosa Tanzi, Doug Wallace (by phone), James Coyne, David Murdock; Brian Seltzer (excused) and Walter Norris, Exec. Director
- There are no minutes from July 2025, as no in-person meeting was held.
- NEW BUSINESS:
- Question about the status of the elevators. Two companies have already been consulted with a third Company coming for evaluation. Doug asked whether we were looking to replace the elevators. The purpose is to refurbish, which is more economically feasible.
- Resolution – August 2025-1 - to approve the bills. Motion to approve was made by Rosa; Doug seconded. Motion carried.
- Resolution – August 2025-2 - to update Employees' Handbook as per Joint Insurance Fund Directive. Motion to approve was made by Rosa; Jim seconded. Motion carried.
- Walter reviewed the August, 2025 Office Report.
- The next in-person meeting will be held on October 15, 2025, at 7:00 p.m., at the HTHA office.
- Motion to adjourn by Rosa, seconded by Doug. Motion carried.

Submitted by:

Walter Norris  
Executive Director