

**MINUTES OF THE REGULAR MEETING
OF THE BEVERLY HOUSING AUTHORITY, CITY OF BEVERLY
HELD ON SEPTEMBER 17, 2026
IN THE BEVERLY HOUSING AUTHORITY OFFICE CONFERENCE
ROOM
06:30PM**

The Pledge of Allegiance and the Sunshine Law was recited.

Upon roll call, the following Commissioners were present:

Present at meeting were: John Haaf, Hal Robertson, Robert Bancroft,
Sarah Richards, and Denise Napper
Absent were: Cynthia Miller.

MINUTES:

Minutes from the July 16, 2026 meeting were reviewed

Discussion followed

Motion to accept minutes, made by: Mr. J. Haaf

Seconded by: Mr. R. Bancroft

Upon roll call 5 Ayes 0 Nays 0 Abstains

FINANCE: Ratify checks written for July and August of 2026.

Discussion followed

Bills to be ratified for the months of July 2026

Check #'s 15290-15310 plus PSE&G and American Water

Bills to be ratified for the month of August 2026

Check #'s 15311-15327 plus PSE&G and American Water

Motion to ratify bills for July and August 2026

Check #s 15290-15327

Motion made by: Mr. J. Haaf

Seconded by: Ms. Napper

Upon roll call 5 Ayes 0 Nays 0 Abstains

TENANTS ACCOUNTS RECEIVABLE:

Discussion Followed

Accept and file the tenants accounts report

NEW BUSINESS:

CONSENT TO CONSOLODATE RESOLUTIONS 2026-11 THROUGH 2026-17

Motion to consolidate made by: Mr. J. Haaf

Seconded by: Mr. H. Robertson

Upon roll call: 5 Ayes 0 Nays 0 Abstains

RESOLUTION 2026-11 LEGAL SERVICES TO MALAMUT & ASSOCIATES
DAVID SERLIN ESQ.

BID PROPOSAL \$220.00 per hour

RESOLUTION 2026-12 FEE ACCOUNTANT DAVE CIARROCCA CPA

BID PROPOSAL \$1,575.00 per month

RESOLUTION 2026-13 AUDIT POLCARI & CO.

BID PROPOSAL \$10,500.00 per audit

RESOLUTION 2026-14 ARCHITECTURAL RADEY ASSOCIATES

BID PROPOSAL \$225.00 per hour PRINCIPAL ARCHITECT

RESOLUTIONS 2026-15 through 2026-17

Motion to consolidate made by: Mr. J. Haaf

Seconded by: Mr. H. Robertson

Upon roll call: 5 Ayes 0 Nays 0 Abstains

RESOLUTION 2026-18 BEVERLY BEE NEWSPAPER Designation of Newspaper

Motion made by: Mr. J. Haaf

Seconded by: Mr. H. Robertson

Upon roll call: 4 Ayes 0 Nays 1 Abstain

**RESOLUTION 2026-19 MANAGEMENT AGREEMENT BETWEEN FLORENCE
AND BEVERLY**

Motion made by: Mr. R. Bancroft

Seconded by: Mr. H. Robertson

Upon roll call: 5 Ayes 0 Nays 0 Abstain

RESOLUTION 2026-20 BEVERLY EMPLOYMENT CONTRACT

Motion made by: Mr. J. Haaf
Seconded by: Ms. D. Napper

Upon roll call: 5 Ayes 0 Nays 0 Abstain

HAAF FOUNDATION- Tenant initiative donation

Motion made by: Mr. R. Bancroft to approve the funding to the Haaf Foundation \$250.00 for tenant initiative donations

Seconded by: Ms. D. Napper

On roll call 4 Ayes 0 Nays 1 Abstains

BEVERLY BEE FUNDING- Donation for Distribution

Motion made by: Mr. R. Bancroft to approve the funding to the Beverly Bee of \$765.00 for distribution

Seconded by: Mr. H. Robertson

On roll call 4 Ayes 0 Nays 1 Abstains

Flat Rent Proposal:

Executive Director Gary Centinaro advised the Board that we are below the 80% of Fair Market Rent that HUD requires. The first reading will be held on the next

UNFINISHED BUSINESS: NONE

FINANCIAL STATEMENTS: NONE

TENANT AND PUBLIC COMMENT : NONE

TENANTS ACCOUNTS RECEIVABLE:

Discussion Followed

Accept and file the tenants accounts report

COMMISSIONERS COMMENT: Commissioner John Haaf advised the board that office manager, Arielle is organizing pumpkin painting for the kids on 10/9/26

DIRECTORS REPORT: None

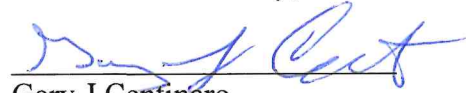
Motion to adjourn meeting:

Made by: Mr. H. Robertson

Seconded by: Ms. D. Napper

Meeting adjourned at 7:45 pm

Minutes submitted by;



Gary J Centinaro

9/18/26

Date: