

**MEETING OF THE LINDEN HOUSING AUTHORITY
ANN J. FERGUSON TOWERS
1601 DILL AVENUE, LINDEN, NJ
May 13th, 2026
BOARD MEETING MINUTES**

CALL TO ORDER: Chair: Michael Lapolla

FLAG SALUTE:

STATEMENT OF ADEQUATE NOTICE: In accordance with the New Open Public Meeting Act N.J.S.A. 10:4-6 et seq., The Housing Authority of the City of Linden (HACL”) Board of Commissioners meeting will be held on May 13, 2026th at **5:30 PM**. The meeting will be held in person at the Ann J. Ferguson Towers, Community Room, 1601 Dill Avenue, Linden NJ 07036. **NOTICE** In addition to the listed items on this agenda, this Board may discuss and act upon others.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPS		X			
YVONNE BOYD		X			
JOHN SERAPIGLIA		X			

1. Resolution 1 – Approval of minutes of the meeting held on March 11, 2026.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			

SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	second	X			
AURORA COPS	motion	X			
YVONNE BOYD		X			
JOHN SERAPIGLIA			X		

2. Resolution 2 – Approval of payment of March and April bills.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			
AURORA COPS		X			
YVONNE BOYD	second	X			
JOHN SERAPIGLIA		X			

2. Motion to go into Executive Session

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT	motion	X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPS		X			
YVONNE BOYD	second	X			

JOHN SERAPIGLIA		X			
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3. Motion to come out of Executive Session

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPS Y	second	X			
YVONNE BOYD	motion	X			
JOHN SERAPIGLIA		X			

4. Motion to increase replacement apartment key charges from \$15 to \$25.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT	second	X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			
AURORA COPS Y		X			
YVONNE BOYD		X			
JOHN SERAPIGLIA		X			

5. Motion to increase replacement magnetic key charges from \$10 to \$20.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
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SHERI HUMPHREY				X	
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			
AURORA COPS				X	
YVONNE BOYD		X			
JOHN SERAPIGLIA	second	X			

6. Motion to increase replacement mailbox key charges from \$5 to \$10.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			
AURORA COPS		X			
YVONNE BOYD		X			
JOHN SERAPIGLIA	second	X			

7. Motion to increase the charge of an extra set of apartment keys for family members from \$5 to \$30.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY			X		
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA	motion	X			

AURORA COPS		X			
YVONNE BOYD		X			
JOHN SERAPIGLIA	second	X			

8. Motion to increase the charge of an extra set of magnetic keys for family members from \$10 to \$20.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY			X		
SHARON BACOT	motion	X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPS	second	X			
YVONNE BOYD		X			
JOHN SERAPIGLIA		X			

9. Motion to hold a tenant round table on June 10th to discuss the annual plan.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR	motion	X			
GARY MANNUZZA	second	X			
AURORA COPS		X			
YVONNE BOYD		X			
JOHN SERAPIGLIA		X			

10. Motion to establish a special meeting on June 17th, 2026 at 5:30 PM.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY		X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR	motion	X			
GARY MANNUZZA		X			
AURORA COPS	second	X			
YVONNE BOYD		X			
JOHN SERAPIGLIA		X			

MOTION TO ADJOURN

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY	motion	X			
SHARON BACOT		X			
MICHAEL LAPOLLA, CHAIR		X			
GARY MANNUZZA		X			
AURORA COPS		X			
YVONNE BOYD	second	X			
JOHN SERAPIGLIA		X			

ALL IN FAVOR