

**JACKSON RENT CONTROL BOARD  
MEETING OF May 27, 2010  
MINUTES**

Chairperson Donna Hopkins called the meeting to order at 7:35 PM followed by a flag salute and reading of the Sunshine Law by Mr. Rumpf.

PRESENT: R. Cohen, B. Spielman, S. Williams, R. Cruz, D. Hopkins, N. Stallone, J. Bellu, CPA and B. Rumpf, Esq.

MINUTES OF April 22, 2010 – Motion to approve COHEN / Spielman Cruz – Abstain  
Remaining – Ayes

**CORRESPONDENCE**

Vacancy Decontrol information received from Regency Club Apartments and Southwind

**RESOLUTIONS**

2010-23 Land O' Pines CPI Decrease of -.4% effective July 1, 2010

Motion to approve COHEN / Williams Cruz – Abstain

Cohen, Spielman, Williams, Stallone, Hopkins – Ayes

2010-24 Oak Tree Mobile Home Park CPI Decrease of -4% effective February 23, 2010

Motion to approve COHEN / Williams Cruz – Abstain

Cohen, Spielman, Williams, Stallone, Hopkins – Ayes

2010-25 Oak Tree Mobile Home Park Real Estate Tax Increase of \$3.29 per site per month, maximum Real Estate Tax to be paid is \$39.37 per month per site.

Motion to approve COHEN / Spielman Cruz – Abstain

Cohen, Spielman, Williams, Stallone, Hopkins – Ayes

FOUNTAINHEAD CPI INCREASE – No one is present this evening, will carry to meeting of June 10, 2010

REGENCY CLUB INCREASE – At the request of Regency Club this application is postponed to the meeting of June 10, 2010.

BILLS – Motion to pay all bills COHEN / Williams All Ayes

JUNE 24, 2010 MEETING WILL BE CANCELED.

**PUBLIC**

Joseph Mercante 39 Rose Drive Fountainhead Park

Questions what was the decision regarding the Lease change information being included with the CPI Increase notice?

Mr. Rumpf notes that it is not illegal to put the information in with the CPI notice.

Mr. Cohen states this was previously addressed, Mr. Rumpf requested that the landlord discontinue the practice.

Mr. Mercante questions when the landlord will do his cement pad? Ms. Hopkins noted that an email had been sent by Ms. Greenberg stating that Mr. Mercante had put up "No Trespass" Signs on his lot, along with a string "fence". Mr. Mercante stated he took the signs down on 5/21/2010, the same date as the email.

Ms. Hopkins stated that the Rent Control Board has made a decision, Mr. Mercante needs to speak with Ms. Greenberg or the landlord now. There is nothing more the Board can do.

Mr. Mercante states that he is being harassed by the landlord. A large evergreen tree on his lot was cut down by the landlord, when he was not home, along with tree branches in the rear of his lot. He was not notified.

Mr. Rumpf states that Fountainhead is still within the permissible time. The board had hoped that they would act promptly once Mr. Mercante removed the old shed. Mr. Mercante states he received an eviction notice because of a trailer on his lot. This trailer contains the contents of the shed he removed. He has ordered a \$3,100 shed, put a \$500 deposit on it. Mr. Mercante should now contact Ms. Greenberg to let her know that he is ready for the concrete pad to be poured.

Ms. Hopkins states that Mr. Mercante should make arrangements with Ms. Greenberg. Mr. Rumpf should not take any further calls from Mr. Mercante as the board has made its decision, and there is nothing further the board can do.

Mr. Mercante stated the landlord trespassed on his lot and took pictures.

Kathy Braun 302 Third Street Southwind Park – Attended the last meeting of the Rent Board regarding the landlord will not accept the rental and will not put the lease in her name. She was told the rental for the lot was \$600, now the landlord wants additional rent. Steve Sacks is manager of the park. Ms. Braun has a court case scheduled for June 4. Mr. Bellu will check his records and contact Ms. Braun prior to the June 4 Court date.

MEETING ADJOURNED 7:35 PM

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary