

MINUTES
Regular Meeting
January 29, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on January 29, 2018 at 6:30 PM at the George Conway Community Room, 165 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Gedrich	Commissioner Dunne
Vice Chair Russell	Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting were Commissioners Terebush, Scaturro and Dyer.

Chairman Jampel introduced and welcomed Councilman Art Halloran, who will be our liaison with the Township.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on December 18, 2017 was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance. Chairman Jampel added that we will be reaching out to talk to other agencies who have experienced roaches and their methods to eradicate this issue.

TREASURER'S REPORT

Mr. Tom Furlong, fee accountant for the Housing Authority read the treasurer's report in the absence of Commissioner Dyer.

Motion to approve section 8 vouchers #29815 through #29876 and Direct Deposit D6847 – D6895 was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve operating vouchers #26056 through #26060 was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Chairman Jampel asked that voucher #436 be removed from the voucher list until further explanation can be made on it. Motion to approve BHDCDC operating vouchers #418 through #435 and vouchers #437 through #456 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Ms. Partusch, Resident Services announced all February events that resident's may participate in. She also thanked Wilma Flagg for the soup lunch for the residents.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-1** certifying review and authorizing submission of the Annual Independent Audit to the Local Finance Board of the State of New Jersey.

Chairman Jampel introduced Rich Larsen from the firm Novogradic & Company. Mr. Larsen said that he met with the Finance Committee and reviewed the audit for the fiscal year ending 6/30/2017. He highlighted the breakdown of the report and gave an unqualified opinion. Mr. Larsen also added that it is a clean audit report with no findings. He thanked the Housing Authority staff for their cooperation during the audit.

Commissioner Dunne said he had some new business to discuss regarding replacing fans and blinds in the hallways, he also requested that the entrance to George Conway floor be ripped up and the old floor be reconditioned.

Public Input

Mr. Reginald Durant, Forge Pond resident brought to the Boards attention that the all-call system in both high-rises does not work and also the security monitor in the security booth does not work. He added that the security guards are not doing a very good job. Mr. Durant also asked for the status of the ADA door for the community room at Forge Pond and the concrete repair at David Fried. Chairman Jampel noted that the concrete repairs for both George Conway and David Fried will begin in the spring. It was also noted that the medical alarm issue was being looked into.

Ms. Wilma Flagg, Forge Pond resident, said there is a big problem with the mail delivery service and residents are not receiving their mail. Also people are still smoking in their apartments.

Public Input

Ms. Florence Tillotson, George Conway felt the Housing Authority was wasting money on getting a sign language interpreter for the meetings. Chairman Jampel said the HATB has a legal and moral obligation to accommodate a resident who makes a reasonable request based on their disability.

Mr. Domenic Renzi, Forge Pond resident requested the Executive Director hold monthly meetings with the residents. Mr. Renzi said he had a list of concerns that he feels are very important to residents such as, not knowing what to do in the event of an emergency, do the generators work? He noted that people are making jug handles off of Chambers Bridge Road into the complex and the security guards are not doing their job. He questioned what can be done regarding these important matters that need to be looked at. He also requested more cable channels in the Community Room.

Ms. Ann Selk, David Fried resident reported that one of the apartments in David Fried has their son living with them and wanted to make the Housing Authority aware of it.

Ms. Geraldine Petocz, Forge Pond resident asked the Board if they would consider refunding her for the bed bug certification she needed when she moved into Forge Pond, considering that building has roaches.

Ms. Patricia Stiles, Forge Pond resident inquired about getting additional cable companies into the complex for competitive pricing options. Commissioner Dunne said that residents can get AT&T dish network, however that does not include internet.

Ms. Christa Dondera, George Conway resident informed the Board that people are moving in and out over the weekends.

Closed Executive Session

- Resolution 2018-2 authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matter exempt under the open public meetings act in Executive Session.

Motion to authorize the meeting to be closed to the public was made by Vice Chair Russel and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:49PM

Motion to open the meeting to the Public was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye." The meeting was open to the public at 7:53PM.

- Resolution 2018- 3 authorizing the execution of a conciliation agreement with the N.J. Division of Civil Rights and Joseph Jensen.

Motion to execute a conciliation agreement with the N.J. Division of Civil Rights and Joseph Jensen was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Gedrich and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:55 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
February 26, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on February 26, 2018 at 6:54 PM at the George Conway Community Room, 165 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:54 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Dunne	Commissioner Scaturro via phone
Vice Chair Russell	Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting were Commissioners Terebush, Gedrich and Dyer.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on January 29, 2018 was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, Commissioners Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Scaturro abstained because he was not at this meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance.

TREASURER'S REPORT

Chairman Jampel read the report for those present.

Motion to approve for all payment vouchers was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-4** authorizing the advertisement for landscaping services.

Motion to authorize the advertisement for landscaping services was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted “Aye”.

- Resolution **2018-5** authorizing the advertisement for Security Guard Services.

Motion to authorize the advertisement for Security Guard Services was made by Vice Chair Russell and seconded by Commissioner Dunne. There was a brief discussion as to whether or not continue with guard service. Upon roll call, Commissioners Scaturro, Vice Chair Russell and Chairman Jampel voted “Aye”. Commissioner Dunne voted “No”.

- Resolution **2018-6** amending the Section 8 Administrative Plan to better define the issues of preferences.

Vice Chair Russell reviewed and discussed the changes to the Section 8 administrative plan. Motion to amend the Section 8 Administrative Plan was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

- Resolution **2018-7** approving the opening of the Section 8 Housing Choice Voucher waiting list.

Motion to approve the opening of the Section 8 Housing Choice Voucher waiting list was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call all Commissioners voted “Aye”.

- Resolution **2018-8** authorizing the purchase of electricity supply services for public use on an online auction website.

There was a brief discussion regarding the purpose of this and the next resolution. Commissioner Scaturro asked if there was any downside to this. Chairman Jampel said only if our current supplier decreases their kilowatt hour rate below the lowest bid we receive. Chairman Jampel also noted that the resolution reads the Executive Director has the authority to award to the lowest bidder. Motion to authorize the purchase of electricity supply services for public use on an online auction website was made by Vice Chairman Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

NEW BUSINESS

- Resolution **2018-9** authorizing the purchase of natural gas supply services for public use on an online auction website.

Chairman Jampel noted that this resolution also reads the Executive Director has the authority to award to the lowest bidder. Motion to authorize the purchase of natural gas supply services for public use on an online auction website was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Public Input

Mr. Patrick Rivelli, Forge Pond resident asked what happen to the recycle pails for paper? Mr. Naszimento said new pails were being ordered.

Mr. Domenic Renzi, Forge Pond resident said he was very happy with the meeting that the Executive Director had with the residents and he appreciates all the efforts that are going into fixing up Forge Pond. Mr. Renzi also mentioned that he would like to see more participation from the Housing Authority in bringing in competition of Comcast Cable.

Multiple tenant's complained about their cable TV rates and lack of competition. Various people have tried to contact current provider Comcast to try to reduce rates with no luck. Commissioner Dunne offered his advice relative to contacting AT&T.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Gedrich and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:55 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
March 26, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on March 26, 2018 at 6:30 PM at the David Fried Community Room, 157 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Anoyke	Vice Chair Russell
Commissioner Scaturro	Chairman Jampel
Commissioner Gedrich	

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.
Absent from the meeting were Commissioners Dyer and Dunne.

Chairman Jampel welcomed new Commissioner Samantha Anokye. Mr. Brady read the oath and swore the new Commissioner to the Board.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on February 26, 2018 was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, Commissioner Scaturro, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioners Gedrich and Anoyke abstained because they were not at this meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance.

TREASURER'S REPORT

Chairman Jampel read the report for those present.

Motion to approve Section 8 Vouchers #29941 through #30001 & Direct Deposit D6944-D6992 was made by Commissioner Scaturro and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve Operating Vouchers #26066 through #26072 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, Commissioners Scaturro, Gedrich, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Anoyke abstained.

Motion to approve BHCD Operating Vouchers #500 through #526 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, Commissioners Scaturro, Gedrich and Vice Chair Russell voted "Aye". Chairman Jampel voted "Aye" on all except voucher #509 in which he abstained. Commissioner Anoyke abstained.

Motion to approve BHCD Security Deposit Voucher #28 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

TREASURER'S REPORT continued...

Motion to approve BHCD Security Deposit Voucher #28 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approved BHCD Tenant Administrative Account Vouchers #3150 & #0098 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, Commissioners Scaturro, Gedrich and Vice Chair Russell voted "Aye". Chairman Jampel voted "Aye" on all except voucher #0098 which he abstained. Chairman Jampel explained that one voucher he abstained on was for a conference he attended and the other was for the purchase of Thanksgiving Turkeys that were donated.

COMMITTEE REPORT

Chairman Jampel welcomed Diana Partusch back from her medical absence. Ms. Partusch reported a few upcoming events and said she looks forward to getting more events for the residents scheduled.

Chairman Jampel announced that a newsletter will be established in the upcoming months as well as a walking path with mile markers for our residents. He also thanked everyone that participated in the Rally and for the support for such an important issue.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-10** establishing the payment standards for the Housing Choice Voucher Program.

Motion to approve the payment standards for the Housing Choice Voucher Program was made by Commissioner Gedrich and seconded by Vice Chair Russell. Mr. Naszimento explained the need for establishing the payment standards for the Section 8 Housing Choice Voucher Program. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

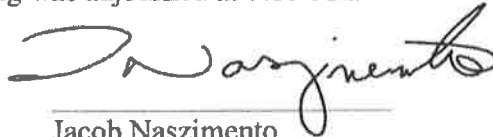
A few residents in the complex such as Ms. Diana Partusch, Forge Pond and Christa Dondero, George Conway commented that the snow removal company did not do a good enough job moving the snow. Ms. Partusch also said that a resident of Forge Pond came to her with complaints about the Exterminator. Chairman Jampel said the Executive Director will speak to those contractors and he recommended that Ms. Partusch refer any resident that has comments or concerns about contractors to the office, and she should not be burden with complaints.

Reginald Durant, Forge Pond thanked Mr. Naszimento for all he has done in the short time he's been the Executive Director. He also thanked Chairman Jampel and Commissioner Gedrich for organizing the Rally.

Several residents discussed the issue of parking especially at Forge Pond. There are not enough parking spots to accommodate everyone. Chairman Jampel said he will review the parking situation with the Executive Director to see if anything can be done. Mr. Naszimento asked the Conway tenants to try not to park in the first few spaces closet to Forge Pond and for all Forge Pond tenants who have health aides or visitors to ask their health aides and visitors to park in the first few spaces in by the Conway building closet to Forge Pond.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Scaturro and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:15 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
April 30, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on April 30, 2018 at 6:30 PM at the George Conway Community Room, 165 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Anoyke	Vice Chair Russell
Commissioner Scaturro	Chairman Jampel
Commissioner Dunne	Commissioner Dyer (via phone in)

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.
Absent from the meeting was Commissioner Gedrich.

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance. Chairman Jampel added that he was amazed from the volunteers, paid professionals, staff and the overwhelming response from the community during and after the fire.

TREASURER'S REPORT

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Vouchers #30002 through #30065 & Direct Deposit D1-D47 was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve Operating Vouchers #26073 through #26091 was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, Commissioners Anokye, Scaturro, Dunne, Dyer and Vice Chair Russell voted "Aye". Chairman Jampel voted "Aye" on all except for payment voucher #26073 which he abstained.

Motion to approve BHCD RAD Vouchers #539 through #564 was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCD Security Deposit Voucher #30 was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Ms. Diana Partusch announced upcoming events that are available to all residents.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-11** Amending the Smoking Policy.

Motion to approve the amended smoking policy was made by Commissioner Dunne and seconded by Vice Chair Russell. Chairman Jampel opened the floor for discussion. Ms. Connie Hoeverman, a resident of George Conway asked if the vapor cigarettes were allowed under the new policy. Commissioner Jampel asked the Executive Director to see if HUD had a policy on this, and to get details from the Deputy Fire Marshall why he suggest to include e-cigarettes in no smoking policy and to see if there is any other legal reason not to permit e-cigarettes.. Mr. Brady briefly went over the changes in the new policy. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Several residents of George Conway thanked Chairman Jampel for the abundance of support during the fire. They also thanked Mr. Naszimento, staff and all volunteers and professional for all their help. Accolades were made for all the community volunteers that came out and made coffee, food and overall support the night of the fire.

Lisa Laurenzano, George Conway resident thank Chairman Jampel for caring about the residents that were displaced and making sure they were taken care of.

Wilma Flagg, Forge Pond resident thanked the two individuals that are maintaining the community garden and she also thanked the resident Tom for helping with keeping the garbage rooms and grounds clean.

Barbara Soltys, George Conway resident thanked Ginger Oppenheimer for working so hard on the flower beds in front of George Conway.

Reginald Durant, Forge Pond asked if burning incense was allowed under the new smoking policy. Mr. Brady said it is not mentioned in the smoking policy however, burning of anything in the apartment such as candles or incense is frowned upon.

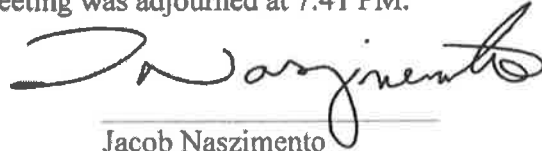
Mr. Michael Falco, George Conway resident asked why there are not fire extinguishers in each apartment. Chairman Jampel directed the Executive Director to look into whether it is permissible to have fire extinguishers in apartment kitchens.

Mr. Domenic Renzi, Forge Pond resident said the Board needs a better PA system because people in the back cannot hear the meeting. He also thanked all the volunteers who helped during the fire.

Vice Chair Russell noted that even though our Council Liaison is not in attendance the Council and Mayor are aware and were informed on the fire. She said she admired all for participating and helping each other and she is so glad that everyone is safe and she supports the staff and the residents.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dunne and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:41 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
May 21, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on May 21, 2018 at 6:30 PM at the Forge Pond Community Room, 151 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Scaturro	Vice Chair Russell
Commissioner Gedrich	Chairman Jampel
Commissioner Dunne	Commissioner Dyer

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.
Absent from the meeting was Commissioner Anokye.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on March 26, 2018 was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, All Commissioners voted "Aye".

Motion to approve the open session minutes from the Board of Commissioners meeting held on April 30, 2018 was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, Commissioners Scaturro, Gedrich, Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Dyer abstained because he was not at this meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects.

TREASURER'S REPORT

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payments #48 through #95 and checks #30066 through #30125 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment vouchers #26092 through #26101 was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, Commissioners Scaturro, Gedrich, Dunne, Dyer, and Vice Chair Russell voted "Aye". Chairman Jampel voted "Aye" on all except for voucher #26093 in which he abstained. Chairman Jampel explained this was a reimbursement for monies he laid out for the hotel cost due to the fire.

Motion to approve BHCDC RAD Vouchers #577 through #604 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Commissioner Dunne asked for an explanation on the

Comcast bills. Mr. Naszimento said he will get further explanation. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC Security refund payment vouchers #31 through #33 was made by Commissioner Scaturro and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC Reimbursement Payment voucher #99 was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, Commissioners Scaturro, Gedrich, Dunne, Dyer and Vice Chair Russell voted "Aye". Chairman Jampel abstained since this was a reimbursement for providing Easter breakfast and dinner for those displaced by the fire.

COMMITTEE REPORT

Ms. Diana Partusch announced upcoming events that are available to all residents. Ms. Partusch also took the opportunity with the help of Mr. Domenic Renzi to give award certificates of appreciation to Lydia Schroeder, Angela Bardi, Elsie Cronin and the John from the security company for their volunteerism the night of the fire. Ms. Bardi thanked Chairman Jampel for his constant presence, support and help since the fire. Chairman Jampel, noted that one of the programs that Ms. Partusch mentioned called "Healthy Eating Program" was featured on the news and he encourages everyone to participate.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-12** approving the Introduction of the 2018/2019 Annual Budget.

Mr. Furlong, fee accountant for the Housing Authority introduced the Annual and Capital Budget for the fiscal year beginning July 1, 2018 and ending June 30, 2019 and said he discussed in detail with the Finance Committee. He highlighted the Annual Budget for the Commissioners in attendance. Motion to approve the introduction was made by Commissioner Gedrich and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-13** approval to invest up to 100% of all balances on hand less \$300,000 in CD's maturing in 12 months or less and/or any other FDIC insured accounts with maturities not to exceed 12 months.

Chairman Jampel explained in detail the purpose of this resolution. Motion to approve was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-14** Corporate Resolution.

Chairman Jampel added that this is a bank resolution and the only change is adding Commissioner Dyers name as a signatory. Motion to approve was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Several residents of George Conway thanked Chairman Jampel for the abundance of support during the fire. They also thanked Mr. Naszimento, staff and all volunteers and professional for all their help. Accolades were made for all the community volunteers that came out and made coffee, food and overall support the night of the fire.

Lisa Laurenzano, George Conway resident thank Chairman Jampel for caring about the residents that were displaced and making sure they were taken care of.

Wilma Flagg, Forge Pond resident thanked the two individuals that are maintaining the community garden. She said that the woman who used to plant in the front of the building passed away and she hopes the Housing Authority does something to continue with the flowers.

Jack Bonomo, George Conway asked when will he be reimbursed for his hotel stay as a result of the fire. Mr. Naszimento asked that he come see him on Thursday for his reimbursement payment.

There was a lengthy discussion regarding the treatment of the roach infestation. Several residents said they are still seeing the roaches. Some residents made recommendations to use boric acid or sonic plugs. Mr. Naszimento said he will speak to the exterminator to see what other treatments they could recommend.

Christa Dondera, George Conway said there are still cracks in the sidewalks that need to be fixed. Mr. Naszimento said they are not completed with the repairs at George Conway yet.

Reginald Durant, Forge Pond asked if getting solar panels would save money on the electric. Chairman Jampel said that it would require brand new roofs and could be a large expense before we saw savings. Mr. Durant asked if they could be installed in the ground. Chairman Jampel said that we may not have enough space and we could not afford to lose any parking spaces.

There was a brief discussion regarding how the pets are handled in the event of an emergency. Chairman Jampel said that the Police and Fire Department have their own protocol how to handle pets in the event of an emergency.

Commissioner Dunne mentioned that he is working with the Girl Scouts to come and do some gardening and planting of flowers around the complex. More details will follow.

CLOSED EXECUTIVE SESSION

- Resolution **2018-15** was adopted by the Board of Commissioners authorizing the meeting be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open public meeting act in executive session, specifically for the of discussing pending or anticipated litigation: specifically: Matthews litigation, also anticipated litigation regarding tenant matters, and a matter involving the employment of a specific current or prospective officer or employee: specifically, Danny Esposito employee performance. Mr. Esposito received his rice notice and granted permission to speak about his employment in closed session. Motion to close the meeting to the public was made by Commissioner Gedrich and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:42PM.

Motion to open the meeting to the public was by Commissioner Dyer and seconded by Vice Chair Russell. The meeting was open to the public at 8:10PM. Mr. Brady noted no action was taken in closed session.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Scaturro and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:11 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
June 25, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on June 25, 2018 at 6:30 PM at the David Fried Community Room, 157 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Scaturro	Vice Chair Russell
Commissioner Gedrich	Chairman Jampel
Commissioner Dyer	

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Anokye and Commissioner Dunne.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on May 21, 2018 was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, All Commissioners voted "Aye".

Motion to approve the closed session minutes from the Board of Commissioners meeting held on May 21, 2018 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects. Chairman Jampel asked when will the additional quotes for concrete repair come in. Mr. Naszimento said he will have the additional quotes by the end of the week. Chairman Jampel also asked if the bench in front of George Conway was repaired. Mr. Naszimento said yes and he also discussed the placement of two smoking shelters. There was a discussion as to where those shelters would be placed. Chairman Jampel noted that there is no decision on the exact location at this moment and that if anyone feels there is a better place for these shelters than they should let the office know and their suggestions will be considered.

TREASURER'S REPORT

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30126 through #30187 and Direct Deposit payments #97 through #146 was made by Commissioner Dyer and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26102 through #26116 was made by Commissioner Dyer and seconded by Vice Chair Russell. Commissioner Dyer asked if the insurance company will be reimbursing the housing authority for all the reimbursements we are given the tenants. Mr. Naszimento, said he is working with the insurance adjuster and we should be getting a large portion of the money back. Once he has an exact figure he will forward that to the Board. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #614 through #653 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, Commissioners Scaturro, Gedrich, Dunne, Dyer and Vice Chair Russell voted "Aye". Chairman Jampel voted "Aye" on all except those that pertained to him.

Motion to approve for BHCDC Security Refund Check #34 was made by Commissioner Gedrich and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Ms .Diana Partusch announced upcoming events that are available to all residents.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-16** authorizing write off of accounts receivable for prior tenants who ceased tenancy with amounts still due to the authority.

Motion to authorize write off of accounts receivable for prior tenants who ceased tenancy with amounts still due the authority was made by Vice Chair Russell and seconded by Commissioner Gedrich. Commissioner Scaturro asked why the amount was higher than previous years. There was a brief discussion regarding rents and policy. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-17** authorizing execution of a contract for independent audit services for the per FYE June 30, 2018 to Novagradic and Company.

Motion to approve the execution of a contract for independent audit service to Novagradic and Company was made by Vice Chair Russell and seconded by Commissioner Gedrich. Commissioner Jampel said that now that we are RAD there are aspects of the audit that are not required, therefore their price is lower than the previous year, he also added that Novagradic and Company was the only bid proposal received.

- Resolution **2018-18** authorizing execution of a contract for fee accountant services for the period July 1, 2018 through June 30, 2019 to Tom Furlong, CPA.

Chairman Jampel said there was only one bid proposal received for this as well. Motion to approve the execution of a contract for Fee Accountant to Tom Furlong for the period July 1, 2018 through June 30, 2019 was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-19** authorizing execution of a contract for general legal services for the period July 1, 2018 through June 30, 2019 to the firm Brady & Kunz.

Motion to approve the execution of a contract for General Legal Services for the period July 1, 2018 through June 30, 2019 to the firm Brady & Kunz was made by Vice Chair Russell and seconded by Commissioner Dyer. Chairman Jampel noted that three proposals were received and reviewed. Upon roll call, all Commissioners voted "Aye". Mr. Brady thanked the Board.

- Resolution **2018-20** authorizing the transfer of funds in the amount of \$3,000 from operating account to tenant services account to fund the Community BBQ

Chairman Jampel asked Mr. Naszimento to explain the breakdown of the \$3,000. Mr. Naszimento explained how he priced around the products needed to have a Community BBQ and came up to this figure. Chairman Jampel announced that although there was a tentative date set for July, it was decided that an end of summer BBQ would be better suited since July can be extremely hot and uncomfortable. Motion to approve the transfer of \$3,000 was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-21** adopting the June 2018 revised personnel policies & procedures manual pursuant to the recommendations of the Municipal Excess Liability Joint Insurance fund for employment practices liability coverage.

Mr. Brady explained that every two years or so the MEL/JIF recommend changes to the personnel policies and procedures manual and they also offer an online course to save on the insurance deductible. Motion to approve was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

A few residents asked about the late fee's in regards to the rent. Mr. Naszimento reiterated that rent is due on the first of every month and although the Authority gives a grace period rent is still due on the first. He encourage residents to enroll in the direct debit.

Ms. Linda Rogers, George Conway resident asked who owns and manages the Authority and will the seniors and disabled be affected by the recent changes to Housing enacted by Dr. Ben Carson affect them. Chairman Jampel explained how the BHCDC and the Authority interact with each other and that at this time no changes have affected the seniors or disabled.

PUBLIC INPUT

Ms. Joan Anderson, Forge Pond resident informed the Board that several lights were out in the Back of Forge Pond and there is a dead tree in the back that she feels in dangerous. Mr. Naszimento said that we are aware of the light situation and are working on getting them replaced. He also said he will have maintenance check the tree.

Several residents at Forge Pond said there is still an ongoing roach infestation. Mr. Naszimento said he is currently working on a new exterminator request for proposal that will highlight a roach infestation and treatment solutions.

Ms. Mary Hamilton, George Conway resident asked how long before the second elevator in George Conway will be fixed. Mr. Naszimento said the elevator was severely damage due to the fire and that the work is over \$80,000 and he is currently working on getting this fixed as soon as possible.

There was a lengthy discussion on smoking around the entrance at George Conway as well as in apartments. Mr. Naszimento explained that the benches were moved away from the entrance to encourage people not to sit and smoke. He also noted that the Authority is currently working on smoking shelters that will be placed around the complex.

Mr. Patrick Rivelli, Forge Pond Resident asked if his apartment door could be replaced or the kick plate. Mr. Naszimento said he will direct maintenance to replace the kick plate.

A few residents mentioned some needed repairs that they have in their apartments. Mr. Naszimento advised them to call the office to put in work orders.

Mr. Frank Boone, Forge Pond asked if benches around Forge Pond would be removed. Mr. Naszimento said there are no plans to move benches at Forge Pond.

Ms. Janet Lyon and Lisa Laurenzano, George Conway residents said that since the fire they have mold in their apartment. Chairman Jampel asked the Executive Director to have the company come and inspect their units.

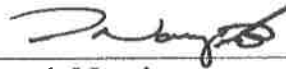
CLOSED EXECUTIVE SESSION

- Resolution 2018-22 was adopted by the Board of Commissioners authorizing the meeting be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open public meeting act in executive session, specifically for the of discussing pending or anticipated litigation: specifically: Matthews litigation. Motion to close the meeting to the public was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 8:00PM.

Motion to open the meeting to the public was by Vice Chair Russell and seconded by Commissioner Dyer. The meeting was open to the public at 8:10PM. Mr. Brady noted no action was taken in closed session.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Scaturro and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:11 PM.



Jacob Naszimento
Secretary/Executive Director

RE-ORGANIZATIONAL MINUTES
JUNE 25, 2018

Item #1: Election of Officers (July 1, 2017 – June 30, 2018).

Chairman Jampel turned the meeting over to the Attorney, Mr. Brady, for the purpose of conducting election of officers.

Election of Chairman:

For the office of Chairperson, Mr. Brady opened the floor for nominations.

Commissioner Russell nominated Commissioner Jampel for the position of Chairperson. Commissioner Gedrich seconded the motion.

Commissioner Russell made a motion to close nominations and Commissioner Gedrich seconded that motion. The Board indicated "Aye" to close nominations.

Upon roll call, for Commissioner Jampel to be elected as Chairman, all Commissioners voted "Aye".

Chairman Jampel assumed the chair and opened the floor for nominations for Vice-Chairperson.

Election of Vice-Chairman:

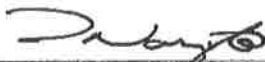
Commissioner Russell nominated Commissioner Dyer for the position of Vice-Chairperson. Commissioner Gedrich seconded this nomination.

Commissioner Russell moved to close nominations and Commissioner Gedrich seconded that motion. The Board indicated "Aye" to close nominations.

Upon roll call for the nomination of Commissioner Dyer as Vice Chairman, all Commissioners voted "Aye".

Adjournment

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Scaturro and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The re-organizational meeting was adjourned at 8:15 PM.



Jacob C. Naszimento,
Secretary/Executive Director

MINUTES
Regular Meeting
July 30, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on July 30, 2018 at 6:30 PM at the George Conway Community Room, 165 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Vice Chairman Dyer at 6:30 PM. The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Anoyke	Vice Chairman Dyer
Commissioner Dunne	Chairman Jampel (via phone)

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Russell, Commissioner Scaturro and Commissioner Gedrich.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on June 25, 2018 was made by Commissioner Anoyke and seconded by Commissioner Dunne. Upon roll call, All Commissioners voted "Aye".

Motion to approve the closed session minutes from the Board of Commissioners meeting held on June 25, 2018 was made by Vice Chairman Dyer and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects. Vice Chairman Dyer added that after speaking with the Chairman regarding the BBQ, the Commissioners would like to meet with the BBQ committee and discuss having the BBQ at Windward Beach.

TREASURER'S REPORT

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30188 through #30250 and Direct Deposit payments #147 through #195 was made by Commissioner Anoyke and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26117 through #26120 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #664 through #697 was made by Commissioner Dunne and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye".

Motion to approve for BHCDC Security Refund Check #35 through #37 was made by Commissioner Anoyke and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

None to report.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-23** authorizing adoption of the 2018/2019 Annual Budget.

Motion authorizing the adoption of the 2018/2019 Annual Budget was made by Commissioner Dunne and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye".

NEW BUSINESS

- Resolution **2018-24** approving the Board of Commissioners 2017/2018 schedule of meetings.

Motion to approve the Board of Commissioners 2017/2018 schedule of meetings was made by Commissioner Dunne and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-25** authorizing duly elected officers to sign checks.

Motion authorizing duly elected officers to sign checks was made by Commissioner Dunne and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Florence Oppenheimer, George Conway Resident spoke on behalf of the BBQ Committee and highlighted the topics discussed and the decisions that the Committee made for consideration for the BBQ. Barbara Soltys, George Conway said she also is part of the BBQ Committee and reiterated and agreed with Ms. Oppenheimer's suggestions. Ms. Soltys also requested that benches be put back outside the Conway entrance.

Florence Tillotson, George Conway resident asked if the Board would participate in presenting the VFW and Ladies Auxiliary with a plaque thanking them for supplying the Housing Authority with American and POW flags for many years. Mr. Naszimento said he will be happy to participate and asked Ms. Tillotson to come meet with him to pick a plaque out.

Reginald Durant, Forge Pond resident requested that benches at Forge Pond be replaced along with some new garbage cans. He noted that Tom Barnes is doing a great job cleaning and the individuals working on the garden and landscapers are really keeping the place look nice. Mr. Durant also requested that FOBs be installed on a back door of building and fans be put in the hot hallways. Mr. Naszimento said no to fans in the hallway because they pose a potential danger.

Domenic Renzi, Forge Pond resident requested that Mr. Naszimento's ED Report be handed out or put on the bulletin boards and requested the Director start having monthly meetings at Forge Pond. He also inquired to the whereabouts of a plaque that use to hang in Forge Pond, he would like to see that hung back up.

Christa Dondero, George Conway resident said laundry room is very hot.

CLOSED EXECUTIVE SESSION

- Resolution **2018-26** was adopted by the Board of Commissioners authorizing the meeting be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open public meeting act in executive session, specifically; collective bargaining agreement or negotiations with the Transport Workers Union and matter involving the employment of a specific current or prospective officer or employee; specifically; Danny Esposito. Motion to close the meeting to the public was made by Vice Chairman Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:14PM.

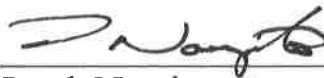
Motion to open the meeting to the public was by Commissioner Dunne and seconded by Vice Chairman Dyer. The meeting was open to the public at 8:25PM.

- Resolution **2018-27** appointing Danny Esposito as Maintenance Director/Forman.

Motion to appoint Danny Esposito as Maintenance Director/Forman was made by Commissioner Dunne and seconded by Commissioner Anoyke. Upon roll call, all Commissioners voted "Aye".

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dunne and seconded by Chairman Jampel. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:27 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
August 27, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on August 27, 2018 at 6:30 PM at the Forge Pond Community Room, 151 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Scaturro	Commissioner Dunne
Commissioner Russell	Vice Chairman Dyer
Commissioner Gedrich	Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Anokye.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on July 30, 2018 was made by Vice Chair Dyer and seconded by Commissioner Dunne. Upon roll call, Commissioner Dunne, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioners Scaturro, Russell and Gedrich abstained because they did not attend the July meeting.

Motion to approve the closed session minutes from the Board of Commissioners meeting held on July 30, 2018 was made by Vice Chairman Dyer and seconded by Commissioner Dunne. Upon roll call, Commissioner Dunne, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioners Scaturro, Russell and Gedrich abstained because they did not attend the July meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects. Chairman Jampel mentioned due to the flooding that occurred this month that the Housing Authority reached out to Green Briar informing them that our waiting list was open. He also pointed out a correction regarding the shelters that are being built. These shelters are for everyone to use; however, the smokers are permitted to smoke in them. Chairman Jampel also complimented Connie Hoeverman for the wonderful art work display she had painted at George Conway and for putting together an art class.

TREASURER'S REPORT

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30251 through #30294 and Direct Deposit payments #196 through #264 was made by Commissioner Scaturro and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26121 through #26124 was made by Commissioner Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #708 through #736 was made by Commissioner Russell and seconded by Commissioner Gedrich. Vice Chairman Dyer asked about payment voucher #729. Terry Brady explained but will confirm that this is a portion of deductible for the Matthews litigation. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Ms. Diana Partusch read her report for those present. Ms. Judy Henry talked about the upcoming BBQ. She asked who will do the cooking. Chairman Jampel and Mr. Naszimento volunteered to do the cooking and they will seek out others to help. Also the boy scouts and BMAC will be asked to participate as servers.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-28** authorizing the HATB to submit certification for the Section 8 Management Assessment System (SEMAP).

Mr. Naszimento briefly explained the submission to the Section 8 Management Assessment System (SEMAP). Motion authorizing the HATB to submit SEMAP certification was made by Commissioner Scaturro and seconded by Vice Chair Dyer. Upon roll call, all Commissioners voted “Aye”.

- Resolution **2018-29** authorizing award of contract for collection and disposal of refuse and recyclable materials for a three-year period 9/1/18 through 8/31/21.

Motion authorizing award of contract for collection and disposal of refuse and recyclable materials for a three-year period to Mazza Recycling Services LTD was made by Commissioner Scaturro and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

PUBLIC INPUT

Siobhan Noonan, Forge Pond resident thanked everyone for all they do for the residents.

Elaine Decandia, George Conway resident asked where the David Fried residents will park the car the day of the BBQ. Mr. Naszimento said there are plenty of spots at George Conway.

Judy Henry, George Conway resident thanked the Board and staff for all they do for the residents.

CLOSED EXECUTIVE SESSION

- Resolution 2018-30 was adopted by the Board of Commissioners authorizing the meeting be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open public meeting act in executive session, specifically; collective bargaining agreement or negotiations with the Transport Workers Union and matter involving purchasing property. Motion to close the meeting to the public was made by Vice Chairman Dyer and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:15PM.

Motion to open the meeting to the public was by Vice Chairman Dyer and seconded by Commissioner Russell. The meeting was open to the public at 7:50PM.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:51 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
September 17, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on September 17, 2018 at 6:30 PM at the David Fried Community Room, 151 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Gedrich	Commissioner Dunne
Vice Chairman Dyer	Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Anokye, Scaturro and Russell.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on August 27, 2018 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

Motion to approve the closed session minutes from the Board of Commissioners meeting held on August 27, 2018 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects. Commissioner Dunne asked that the lighting around the smoking pavilions be considered when fixing the lighting at Forge Pond. Mr. Naszimento said that lighting for the pavilions will be evaluated once built. Chairman Jampel thanked the staff, attendees and all the helpers in regards to the BBQ and noted it was a great day and the event was a success.

TREASURER'S REPORT

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30295 through #30327 and Direct Deposit payments #265 through #345 was made by Commissioner Gedrich and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26125 through #26128 was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #748 through #767 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC Escrow check #38 was made by Vice Chairman Dyer and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve Tenant Service Account at TD Bank check #3151 through #3156 (BBQ expense) was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

Motion to approve for Section 8 utility reimbursement Check #30328 was made by Commissioner Gedrich and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve for BHA operating payment check #26129 (window replacement from fire damage) was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve for BHCDC Operating payment check #768 through #772 was made by Commissioner Gedrich and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Ms. Diana Partusch read her report for those present. She also thanked the Board for the BBQ.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-31** rejecting all bids received for Elevator Maintenance.

Mr. Naszimento briefly explained that only two bids were received and that the one company did not properly submit a proposal and that he would like the bids rejected due to lack of competition. He also explained that the bids were under his QPA threshold and that he will be contacting vendors to quote the work. Our current vendor has agreed to a one-month extension until a decision is made. Chairman Jampel asked Mr. Brady his opinion. Mr. Brady said that Mr. Naszimento QPA certification does allow him to quote the work under the threshold, anything under \$40,000 can be done without Board approval however payments to those vendors need to be Board approved. Motion to approve rejecting all bids received for Elevator Maintenance was made by Commissioner Gedrich and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

PUBLIC INPUT

Ann Selk, David Fried Resident and Judy Henry, George Conway Resident asked that donations of Turkeys be made to the Church of Epiphany for their Thanksgiving Feast that feeds many of our tenants on Thanksgiving Day. They also noted that this year the Church cannot accommodate serving the meals on the premise of the Church but they would like to serve residents in each of the Community Rooms. There was a discussion about different organizations that deliver food, and how the residents are notified. Chairman Jampel said the use of the community rooms was ok and that we notify the residents of the changes to the Epiphany Thanksgiving feast by way of flyer and newsletter starting October.

Reginald Durant asked for the status regarding the new benches at Forge Pond to replace the broken ones and the FOB for the back door. Mr. Naszimento said that the benches have been ordered and the FOB install is on the list to be done.

Judy Henry, George Conway resident thanked the Board and staff for all they do for the residents.

CLOSED EXECUTIVE SESSION

- Resolution **2018-32** was adopted by the Board of Commissioners authorizing the meeting be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open public meeting act in executive session, specifically; collective bargaining agreement or negotiations with the Transport Workers Union and matter involving purchasing property. Motion to close the meeting to the public was made by Vice Chairman Dyer and seconded by Commissioner Russell. Upon roll call, all Commissioners voted “Aye”. The meeting was closed to the public at 7:15PM.

Motion to open the meeting to the public was by Vice Chairman Dyer and seconded by Commissioner Dunne. The meeting was open to the public at 7:57PM.

- Resolution **2018-33** authorizing the execution of an inter-local service agreement for Shared Executive Director Services.

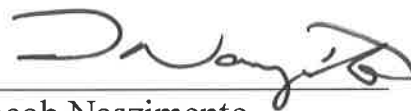
Motion to authorize the execution of an inter-local agreement for Shared Executive Director Services with a 2% increase was made by Commissioner Gedrich and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

- Resolution **2018-34** authorizing contract between the Housing Authority and Transport Workers Union, Local #225, For the Four-Year period July 1, 2018 through June 30, 2022.

Motion to authorize contract between the Housing Authority and the Transport Workers Union was made by Commissioner Dunne and seconded by Vice Chair Dyer. Upon roll call, all Commissioners voted “Aye”.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted “Aye”. The meeting was adjourned at 8:01 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
October 29, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on October 29, 2018 at 6:30 PM at the George Conway Community Room, 165 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Gedrich- via phone	Commissioner Dunne
Commissioner McAllister	Commissioner Russell
Vice Chairman Dyer	Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Scaturro.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on September 17, 2018 was made by Vice Chairman Dyer and seconded by Commissioner Dunne. Upon roll call, Commissioners Gedrich, Dunne, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioners McAllister and Russell abstained because they were not at this meeting.

Motion to approve the closed session minutes from the Board of Commissioners meeting held on September 17, 2018 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, Commissioners Gedrich, Dunne, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioners McAllister and Russell abstained because they were not at this meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects.

TREASURER'S REPORT

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30329 through #30360 and Direct Deposit payments #346 through #430 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26130 through #26134 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #785 through #818 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC Escrow check #40 through #46 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Ms. Diana Partusch read her report for those present.

Ms. Judy Henry discussed the changes to the Epiphany Church Thanksgiving dinner that will be provided to our residents. She also thanked the Board of Commissioners for their generous donation of turkeys.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2018-35** authorizing the transfer of \$4,500.00 of the Laundry Service Concession to Fund the Tenant Service Account.

Motion to approve the transfer of \$4,500.00 of the laundry service concession to fund the tenant service account was made by Commissioner Russell and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-36** awarding contract for elevator maintenance services.

Mr. Naszimento explained that we are awarding the contract based on the annual cost of the services, since the other services are hard to predict the need. Mr. Brady concurred. Motion to award the contract for elevator maintenance services to TEC Elevator Inc., was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-37** authorizing the settlement of litigation by the Authority's Insurance Carrier Attorneys.

Motion authorizing the settlement of litigation by the Authority's Insurance Carrier Attorneys was made by Commissioner Dunne and seconded by Vice Chair Dyer. Mr. Brady explained this is the settlement for the Anthony Matthews litigation that was highly recommended by the insurance company attorney to settle and not cause additional expenses to the authority by entering into further litigation. Commissioner Russell said she would like her personal statement noted, that the State of New Jersey is a "at will" State and as employees we each work at our own will for the employer, and her personal opinion is not to sue an employer. The insurance professional attorney has recommended settlement of the litigation and for that reason she will be voting in favor of the resolution. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Geraldine Petrocz, Forge Pond resident read a prepared statement over her displeasure with the roach problem that Forge Pond currently has. She said she plans on suing the Housing Authority and she is moving out.

Reginald Durant, Forge Pond resident thanked the management for the more extensive treatment of the bug problem. He also thanked the Board and staff for replacing the benches and for addressing the need for another FOB system at Forge Pond.

PUBLIC INPUT

Barbra Soltys, George Conway resident asked that more benches be put outside under the breezeway and more chairs and tables be put back in the lobby. Several residents agreed, however some did not, stating the benches were removed cause of the smokers and that lobby should be for people waiting for rides or the office staff and not be a place to hang out and talk.

Christa Dondero, George Conway resident said she cannot open her window because people smoke outside and it blows in her window. She also said she doesn't like how she is being treated by other tenants. Chairman Jampel said to meet with Mr. Naszimento about her concerns.

Jolanta Kozikowski, George Conway resident said her apartment is too noisy since the elevator has been fixed. Mr. Naszimento said he will look in to it.

Robert Fisk, George Conway resident said the washer and dryers are always breaking down and we should get new machines. Mr. Naszimento explained that we do not own the machines and the residents are to call the company when the machines are not working. Chairman Jampel asked Mr. Naszimento to inquire about the broken machines and to see where we are with our contract with the laundry vendor.

Angela Bardi, Forge Pond resident asked a general question about eviction of resident due to sanitation conditions of apartment. Her question was does the Housing Authority assist the resident in finding other housing if evicted for sanitation issues. Mr. Brady said no, it is the resident's responsibility to find alternative housing. Ms. Bardi asked if a non-certified health aide can come in to assist residents. Mr. Naszimento said no, that a health aide has to be certified. Ms. Partusch, Resident Services said she is willing to help any resident that would like to be help, find services to help them based on their insurance.

Mary Hamilton and several other residents of George Conway asked about the intercom usage when there is an emergency. There was an alarm set off over the weekend and nobody knew when the issue was resolved because there was no announcement. Mr. Naszimento said he will discuss this with the Fire Company and maintenance apartment.

CLOSED EXECUTIVE SESSION

- Resolution **2018-38** authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open public meetings act; specifically, for the purpose of discussing shared service agreement with Secaucus Housing authority.

Motion to close the meeting to the public for the purpose of discussing matters exempt under the open public meetings act was made by Commissioner Russell and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:38PM.

Motion to open the meeting to the public was by Vice Chairman Dyer and seconded by Commissioner Dunne. The meeting was open to the public at 7:58PM.

- Resolution **2018-39** authorizing the execution of an inter-local service agreement for Shared Executive Director Services.

Motion to authorize the execution of an inter-local agreement for Shared Executive Director Services to commence on 10/1/2018 and expiring on 9/30/2019 at the annual rate of \$60,000 with all other matters from the existing contract staying in place was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Vice Chairman Dyer and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:05 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
November 19, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on November 19, 2018 at 6:30 PM at the Forge Pond Community Room, 151 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Gedrich	Commissioner Dunne
Commissioner Russell	Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioners Scaturro, McAllister and Vice Chairman Dyer.

PROCLAMATION PRESENTATION TO BOY SCOUT TROOP #39:

Chairman Jampel presented several Boy Scouts from Troop #39 a proclamation of appreciation for their help and assistance at the end of summer BBQ.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on October 29, 2018 was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve the closed session minutes from the Board of Commissioners meeting held on October 29, 2018 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects.

TREASURER'S REPORT

Chairman Jampel read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30373 through #30404 and Direct Deposit payments #431 through #521 was made by Commissioner Gedrich and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26135 through #26141 was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #829 through #861 was made by Commissioner Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA Tenant Services check #3157 was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Ms. Diana Partusch, said her computer was not working so she had no report to give out, she also noted that she cancelled the Board of Health Flu shots because there was little interest in the response from tenants.

OLD BUSINESS

None to report.

NEW BUSINESS

None to report.

PUBLIC INPUT

Ms. Judy Henry thanked the Board of Commissioners for the donation of 50 Turkeys to Epiphany Church for their Thanksgiving feast. Chairman Jampel read a thank you note that the Epiphany Church had sent the Board of Trustees and the Board of Commissioners for the generous donation.

Ms. Linda Rogers, George Conway resident thanked the staff for assisting with getting the broken laundry machines fixed.

Ms. Nancy Wiener, David Fried resident had questions regarding the extermination at David Fried. There was a brief discussion regarding the chemicals the exterminator uses. A representative from Alliance Pest control was in attendance to answer any questions residents had.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:00 PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
December 17, 2018

The regular meeting of the Housing Authority of the Township of Brick was held on December 17, 2018 at 6:30 PM at the David Fried Community Room, 157 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Gedrich	Vice Chairman Dyer
Commissioner Russell	Chairman Jampel
Commissioner Dunne	

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioners Scaturro.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on November 19, 2018 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, Commissioners Russell, Dunne, Gedrich and Chairman Jampel voted "Aye". Vice Chairman Dyer abstained cause he did not attend this Board Meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects. Chairman Jampel asked Mr. Naszimento if he had any contractors in to evaluate and start the sealing and weather proofing of Forge Pond. Forge Pond residents brought to the Boards attention that water was seeping into the backside of the building. Mr. Naszimento said not yet but he will work on it. Chairman Jampel stated this should be a priority.

TREASURER'S REPORT

Vice Chairman Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30405 through #30435 and Direct Deposit payments #522 through #608 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26142 through #26144 was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #872 through #895 was made by Vice Chairman Dyer and seconded by Commissioner Dunne. Upon roll call, Commissioners Dunne, Russell, Vice Chairman Dyer and Chairman Jampel voted "Aye" Commissioner Gedrich voted "Aye" on all except for payment voucher #889, in which she abstained.

Motion to approve BHA Tenant Security check #47 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Commissioner Russell thanked the following residents, Judy Henry, Tom Phillips, Carol Weinberger, Diana Partusch, Reginald Durant, and Domenic Renzi for meeting with the herself, Chairman Jampel, Commissioner Gedrich and Mr. Naszimento to discuss future events that they would like at the Authority. The goal is to form a unified Community and bring all the Associations together in hopes of getting more people involved.

OLD BUSINESS

None to report.

NEW BUSINESS

Resolution 2018-40 appointing Jacob C. Naszimento as FUND Commissioner for the Joint Insurance Fund for this Authority was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

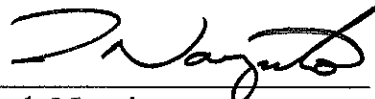
Mr. Tom Phillips, David Fried resident asked for the Board assistance in finding competitive pricing cable, since Comcast is way to expensive. After a lengthy discussion it was decided that Mr. Naszimento will volunteer in teaching a small group of residents how to stream video and live TV, since the way of the future is streaming those services.

Ms. Judy Henry thanked the Board of Commissioners and staff for all that they do for the residents, such as the end of summer BBQ and the Annual Holiday breakfast.

Ms. Christa Dondero, George Conway resident said she called Comcast and said she was going to cancel service and was put into a cheaper package. She also brought to the Boards attention that after office closes for the day, people are smoking under the awning to the building and it goes into her bedroom window.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Russell and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:07 PM.



Jacob Naszimento
Secretary/Executive Director