

MINUTES
Regular Meeting
APRIL 27, 2026

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, April 27, 2026, at 6:30pm at the David Fried Community Room

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 Linkin	Vice Chairman Dyer
Commissioner Oliver via zoom	Chairman Jampel via zoom
Commissioner Russell	

Also present were Jacob Naszimento, Executive Director, and Terry Brady, Board Attorney, Tom Furlong, Accountant via zoom.

Commissioner Dunne was absent.

Following the Salute to the Flag, the Board observed a moment of silence for those in need.

APPROVAL OF MINUTES

A motion to approve the open session minutes from the Board of Commissioners meeting held on March 30, 2026, was made by Commissioner Linkin, and seconded by Commissioner Russell. Upon roll call, Commissioners Linkin, Russell, Oliver, and Chairman Jampel voted "Aye". Vice Chairman Dyer abstained because he did not attend this meeting.

A motion to approve the closed session minutes from the Board meeting held on March 30, 2026, Commissioner Linkin, and Chairman Jampel voted "Aye". Upon roll call, Commissioners Linkin, Russell, Oliver, and Chairman Jampel voted "Aye". Vice Chairman Dyer abstained, because he did not attend this meeting..

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's Report to the Board and those present.

TREASURER'S REPORT

Vice Chairman Dyer read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32334 through #32373 and direct deposit #7864 through #7936, BHA operating payment checks #26515 through #26519, RAD Operating payment checks #3688 through #3712, Tenant Services payments checks #3243 was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye."

OLD BUSINESS

None to report.

NEW BUSINESS

- **Resolution 2026-6 approving the introduction of the 2026/2027 Annual Budget.**

Motion to approve the introduction of the 2026/2027 Annual Budget was made by Commissioner Linkin and seconded by Commissioner Russell.

Tom Furlong, CPA, was present to review the budget with the Board. The budget was introduced and once voted on, will be sent to the State DCA for review and approval. It is expected to be approved within the allowed 45 days and returned for adoption at the June Board meeting. Budget highlights were as follows:

1. Revenues increased by 7%, mainly due to the addition of the recently received 15 Foster Youth to Independence vouchers. OCAF for RAD rents increased by 4.9%.
2. Expenses increased by 8%, mostly due to a 36% increase in employee health benefits, with another projected increase of 20%–30% for the upcoming year.

The surplus for the year is projected to be \$575,738, a decrease of \$30,160 from the prior year. The surplus will bring the Authority's reserves to \$4,956,844, which is considered a very healthy reserve for the size of this Housing Authority.

The debt service coverage ratio is 5.51, well above the required 1.15 in the bond indenture.

Chairman Jampel asked whether the budget addresses the payoff of the bonds. Mr. Furlong responded that the bond payoff was discussed at the Finance Committee meeting and will be deferred until next year. The prepayment penalty will be eliminated in 2026, allowing the Board to consider paying off the bonds prior to the balloon maturity, which is due in 2036.

There were no further questions. With the motion duly made and seconded, the Board unanimously voted "Aye."

- **Resolution 2026-7 authorizing the advertisement for Fee Accountant Services.**

A motion was made by Commissioner Russell, seconded by Commissioner Linkin, authorizing the advertisement for Fee Accountant Services. Upon roll call, all Commissioners voted "Aye."

- **Resolution 2026-8 authorizing the advertisement for Auditor Services.**

A motion was made by Commissioner Russell, seconded by Commissioner Linkin, authorizing the advertisement for Auditor Services. Upon roll call, all Commissioners voted "Aye."

- **Resolution 2026-9 authorizing the advertisement for Legal Services.**

A motion was made by Commissioner Russell, seconded by Commissioner Linkin, authorizing the advertisement for Auditor Services. Upon roll call, all Commissioners voted "Aye."

- **Resolution 2026-10 authorizing the advertisement for the opening of our Section 8 Project based Waiting List for senior and/or disabled designated units located 151,157, and 165 Chambers Bridge Road with the Authority having the authority to close the list if deemed necessary.**

A motion was made to approve the authorization to advertise the opening of the Section 8 Project-Based Waiting List for senior and/or disabled designated units located at 151, 157, and 165 Chambers Bridge Road. The waiting list may be closed earlier if the Executive Director, with the consent of the Finance Committee, determines that a sufficient number of applications have been received, so as not to create unreasonable expectations for applicants regarding the availability of apartments within a reasonable timeframe. The motion was made by Commissioner Linkin and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye."

PUBLIC INPUT

A motion to open the meeting to the public was made by Commissioner Linkin and seconded by Commissioner Oliver. The meeting was opened to the public at 6:55PM.

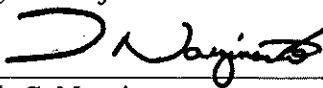
Linda Cicchetto, George Conway Resident asked if there are plans to repair the sidewalks around the complex. Mr. Naszimento said yes, there are plans to repair sidewalks around the complex as the nicer weather approaches.

Darlene Ward-Gardner, David Fried resident said the potholes entering her complex need to be repaired, there is a tree behind her building that was never removed after falling and her buildings vestibule has never been cleaned. She also noted broken sheetrock in the vestibule that has never been repaired. Mr. Naszimento said he would speak with Maintenance to discuss a timeline of concerns and repairs.

Vice Chairman Dyer thanked all residents for their comments. A motion to close the public portion of the meeting was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye," and the public portion was closed at 7:04 PM.

Adjournment:

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:05PM.



Jacob C. Naszimento,
Executive Director/Secretary