MINUTES
Regular Meeting
June 29, 2026

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, June 29, 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
Commissioner Russell
Commissioner Oliver via zoom
Vice Chairman Dyer
Chairman Jampel via zoom

Also present were Jacob Naszimento, Executive Director, and Tom Kunz, Board Attorney, Commissioner Dunne were 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 May 18, 2026, was made by Commissioner Linkin, and seconded by Commissioner Russell. Upon roll call, Commissioners Linkin, Russell, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioner Oliver abstained because she was not in attendance at the May 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 #32404 through #32438 and direct deposit #8010 through #8083, BHA operating payment checks #26524 through #26528, RAD Operating payment checks #3743 through #3772, and BHCDC TD account payment check #116 was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye."

OLD BUSINESS

Mr. Naszimento provided the Board with an update on the Foster Youth to Independence (FYI) Voucher Program, including the number of vouchers, out of the 15 awarded, that have been successfully leased and those currently in the process of being leased. He noted that, as the program is still new, he will continue to provide updates to the Board as additional progress is made.

NEW BUSINESS

- Public Hearing prior to Resolution **#2026-11** adopting the 2026/2027 annual budget.

Tom Furlong, Fee Accountant for the Brick Housing Authority, stated that the budget had previously been introduced to the Board and submitted to the State for review. Upon its return, a public hearing was held to provide an opportunity for public comment or questions regarding the proposed budget. Vice Chairman Dyer invited public input; however, no comments or questions were received. A motion to adopt the 2026–2027 Annual Budget was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye.

- Resolution **#2026-12** authorizing execution of a contract for Fee Accountant Services for the period July 1, 2026, through June 30, 2027.

Mr. Naszimento reported that only one bid was received and reviewed by the Contract Committee for the execution of a contract for Fee Accountant services for the period of July 1, 2026, through June 30, 2027, submitted by Mr. Tom Furlong. A motion to award the contract to Mr. Furlong was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye." Chairman Jampel expressed the Board's sincere appreciation for Mr. Furlong's continued professionalism, responsiveness, and dedication in serving the Authority. Mr. Furlong thanked the Board for its trust and confidence and stated that he appreciates the opportunity to continue working with the Brick Housing Authority.

- Resolution **#2026-13** authorizing execution of a contract for Legal Services for the period July 1, 2026, to June 30, 2027.

Mr. Naszimento reported that one bid was received for the execution of a contract for legal services for the period of July 1, 2026, through June 30, 2027. The bid, submitted by the Authority's current firm, Brady & Kunz, Attorneys at Law, was reviewed by the Contract Committee and recommended for award. A motion to authorize the execution of a contract with Brady & Kunz, Attorneys at Law was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye." Vice Chairman Dyer, on behalf of the Board, expressed appreciation for the firm's consistently high level of legal expertise, professionalism, and dependable counsel provided to the Authority. Chairman Jampel also commended Mr. Brady for his continued professionalism, sound guidance, and commitment to serving the Authority's best interests. Mr. Brady thanked the Board, staff, and residents for their continued confidence and support, and stated that the firm looks forward to continuing its service to the Brick Housing Authority.

- Resolution **#2026-14** authorizing execution of a contract for Auditor services for the fiscal year ending June 30, 2026.

Mr. Naszimento reported that the Contract Committee met and reviewed two proposals received in response to the Authority's RFP for independent auditing services, submitted by Novogradac & Company LLP and Francis J. McConnell, CPA. Proposals were evaluated based on experience, HUD program familiarity, capacity, personnel qualifications, equal opportunity compliance, and cost, with the Committee recommending award to Novogradac & Company LLP as the highest-ranked proposer. A motion to authorize the execution of a contract for Auditor Services for the fiscal year ending June 30, 2026, was made by Commissioner Russell, and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye."

- Resolution **#2026-15** authorizing write off account receivable for prior tenants who ceased tenancy with amounts still due to the Authority.

A motion to approve the annual write-off of accounts receivable for prior tenants who have ceased tenancy with outstanding balances due to the Authority was made by Commissioner Linkin and seconded by Commissioner Russell. This action is performed annually at the conclusion of the Authority's fiscal year. 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 Vice Chairman Dyer. The meeting was opened to the public at 6:50PM.

Several residents of the David Fried complex expressed concerns regarding the condition of the grounds and overall maintenance. Residents reported that landscaping services have been inadequate, noting that branches, debris, and dead or hanging tree limbs are not being properly managed, and are frequently left on lawns and walkways without cleanup. Additional concerns included gutters not being cleaned, dryer vents requiring attention, and excessive leaves and garbage accumulating around dumpster areas.

Ms. Sandy Bloch, a resident of Building 3 at David Fried, reported that the water supply to a washing machine had been shut off over a month ago to accommodate a repair to a slop sink, which has yet to be completed. While she acknowledged contacting maintenance, she expressed dissatisfaction with the delay in repairs.

Ms. Donna Janesko stated that vestibules are not being regularly cleaned. Residents also raised concerns that the sprinkler system at David Fried has been nonfunctional for several years, with no repairs made.

Ms. Mary Romagnagno noted that while visiting the George Conway complex, she observed ongoing cleanliness issues, including dog waste in the fourth-floor hallway.

Vice Chairman Dyer thanked residents for their input. Mr. Naszimento stated that all concerns raised would be reviewed with the Building and Grounds Committee and discussed with maintenance staff for follow-up and resolution. A motion to close the public portion of the meeting was made by Commissioner Linkin and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye," and the public portion was closed at 7:08 PM.

Re-organizational

Vice Chairman Dyer turned the meeting over to the Attorney to hold the re-organizational meeting.

For the office of Chairperson, Mr. Brady opened the floor for nominations. Commissioner Linkin nominated Commissioner Jampel for the position of Chairperson. Commissioner Russell seconded the nomination. Commissioner Linkin made a motion to close the nominations for Chairperson and Commissioner Russell seconded. Upon roll call, Commissioners Russell, Linkin, Oliver, Vice Chairman Dyer voted "Aye". Commissioner Jampel abstained.

Mr. Brady opened the floor for the nominations of Vice Chairperson, since Chairman Jampel was on zoom. Commissioner Russell nominated Commissioner Dyer for the position of Vice Chairperson and Commissioner Linkin seconded. Commissioner Russell made a motion to close nominations for the position of Vice Chairperson and Commissioner Linkin seconded. Upon roll call, Commissioners Russell, Linkin, Oliver, and Chairman Jampel voted "Aye". Commissioner Dyer abstained.

Chairman Jampel and Vice Chairman Dyer thanked the Board Members.

Adjournment:

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

Jacob C. Naszimento,
Executive Director/Secretary