

MINUTES

Regular Meeting
May 22, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on May 22, 2017 at 6:30 PM at the Forge Pond Community Room, 151 Chambers Bridge Road, Brick, NJ 08723.

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

Upon Roll Call those present were:

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

Also present were Terry Brady, Board Attorney.

Commissioner Dyer was absent.

APPROVAL OF MINUTES

Motion to approve the minutes of the Board of Commissioners meeting that was held on April 24, 2017 was made by Commissioner Dunne and seconded by Vice Chairman Scaturro. Upon roll call, Commissioners Russell, Gedrich, Dunne, Vice Chairman Scaturro and Chair Terebush voted "Aye". Commissioner Jampel abstained because he did not attend the meeting.

Motion to approve the minutes of the Board of Commissioners Special Meeting May 12, 2017 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, Commissioners Jampel, Russell, Dunne, Vice Chairman Scaturro and Chair Terebush voted "Aye". Commissioner Gedrich abstained because she did not attend the meeting.

Motion to approve the minutes of the Closed Session held on May 12, 2017 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, Commissioners Jampel, Russell, Dunne, Vice Chairman Scaturro and Chair Terebush voted "Aye". Commissioner Gedrich abstained because she did not attend the meeting.

TREASURER'S REPORT

Vice Chairman Scaturro questioned the vouchers for Fire and Security. He noted that there seems to be quite a few alarm resets. Housing Authority Staff in attendance said they believe that due to the networking of the phone lines by Convexserv some of the 31 phone lines that Fire and Security maintain were cut. Chair Terebush said that this will be reviewed when we decide on a new director.

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

Chair Terebush asked Commissioner Jampel if he was satisfied with the contract registry changes. Commissioner Jampel said that the report is fine however it was misleading. Chair Terebush said that any recommendations to make the report better would be greatly appreciated. His question was in regards to a contract that went over the contracted amount during the RAD conversion and he is still waiting on an explanation as to why that contract went over. Commissioner Jampel explained that it wasn't the report that was the problem it was the oversight over the contract that went over the contracted price.

Vice Chairman Scaturro read the treasurer's report for those present.

Motion to approve the treasurer's report was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

BUILDING AND GROUNDS

Chair Terebush explained that the apartment turnovers and completed work orders would normally be included along with the Executive Director report. She read the vacancy/work order status for those present.

COMMITTEE REPORT

Commissioner Dunne questioned Forge Pond residents if they felt the Security Guard service was working out. Some residents said it was a waste of money and some said it was reassuring to have the guard service.

OLD BUSINESS

None to report.

NEW BUSINESS

Mr. Brady said that statute does not provide for an appointment of an interim or acting Executive Director however it does state that the Board has four (4) months to find a replacement Executive Director and an extension may be requested. He said the Board should advertise in the national publications and local papers sooner rather than later.

PUBLIC INPUT

Ms. Wilma Flagg, Forge Pond resident complained that the stairwells are not being cleaned and the community room floor is lifting up. She mentioned that the security guard service is reassuring. Ms. Flagg also thanked Marlene Warrelman and Mike LaFrance for their hard work with the community garden and planting flowers around the building.

Mr. Frank Carnesi, Forge Pond resident said that the side door is always banging and it needs to be looked into and fixed.

Ms. Florence Renz, George Conway resident had a few complaints she would like looked into. She said the front door entry system is not working when family members come and put in her code, the vents in the hallways are not being cleaned and they are filthy, the parking lots need more lighting, there's flooding in the front of the building and lastly she feels a wheelchair should be left in the lobby for those people that may need to use it. Staff in attendance explained what measures have been taking in regards to some of Ms. Renz concerns and what is on hold until a director is hired.

Ms. Lorraine O'toole, Forge Pond resident said something has to be done in regards to the landscapers. She explained that she is on the ground floor and the landscapers blow dirt and debris into her unit.

Ms. Joyce Cini, Forge Pond resident requested that a dog run be installed in the back of Forge Pond. Chair Terebush thanked her for her suggestion.

Ms. Diana Partush, Forge Pond resident agreed that the stairwells are filthy she also pointed out that the paint is peeling off the building in the back since the buildings were power washed. She also said she has been waiting for a fan to be installed in the library and the carpet to be replaced.

Ms. Karmella Gilio, Forge Pond stated the sidewalks at Forge Pond are in desperate need for repair.

Ms. Christa Dondero, George Conway said people are not smoking 25ft away from the building and she is on the ground floor and the smoke comes into her windows.

Mr. Robert Fisk, George Conway requested that a handicap button be installed to the existing back door behind George Conway.

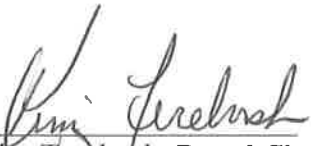
Chair Terebush thanked all the residents for their concerns and suggestions. She stated that staff will address most concerns however, some issues will have to be addressed when a new Executive Director is hired.

PUBLIC INPUT

Mrs. Vera Fozman, Brick Resident read the following statement and requested it be incorporated into the minutes in its entirety: "This entire situation is a result of certain Commissioners jamming their friends into positions they are not qualified for and do not deserve. I warned you at the time that this woman was not qualified – and I resigned in protest. All of you who voted for her and forced this on the community – shame on you! You provided poor leadership on this and did not provide appropriate oversight. You need to resign now. This is why this community needs new leadership. You have put this authority at risk for a federal government audit, and take the funding for our programs back. It is time for you and your cronies to step down. You have hurt our community, together with our most vulnerable Senior citizens and disabled. Because you have permitted Politics to guide your way here, at the Housing Authority, the town now has a black eye."

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 7:32PM.


Kim Tereshush, Board Chair