

MINUTES
Regular & Re-Organizational Meeting
June 26, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on June 26, 2017 at 6:30 PM at the David Fried Community Room, 157 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 (arrived at 6:35pm)	Chair Terebush
Commissioner Dyer	

Also present were Terry Brady, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the minutes of the Board of Commissioners meeting that was held on May 22, 2017 was made by Commissioner Dunne and seconded by Vice Chairman Scaturro. Upon roll call, Commissioners Jampel, Russell, Gedrich, Dunne, Vice Chairman Scaturro and Chair Terebush voted "Aye". Commissioner Dyer abstained because he did not attend the meeting.

Motion to approve the minutes of the Board of Commissioners Special Meeting June 13, 2017 was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

TREASURER'S REPORT

Vice Chairman Scaturro read the treasurers report for those present.

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

BUILDING AND GROUNDS

Chair Terebush read the apartment turn over report for those present. Commissioner Russell said she walked the Forge Pond property in reference to the complaint package that was received last month that include pictures. She asked the tenants to be patient while they address each issue however, she assured the residents that the repairs will be made. Chair Terebush added that quotes are being sought for steel panels in the elevators and other alternatives to other projects that will hopefully alleviate vandalism.

COMMITTEE REPORT

Commissioner Dunne said he has spoken with several residents at Forge Pond who feel the security guard services is a waste of money and he feels the contract should be cancelled immediately. Commissioner Jampel asked for the reason they were hired in the first place. Commissioner Dunne believes they were hired because of vandalism and unauthorized people living with residents. After a lengthy discussion it was decided that a survey will go out to the residents of Forge Pond asking if they would like to keep the security guard service or look for alternatives.

Commissioner Russell said she has spoken to a representative of Paul Mitchell who agreed to come to our complex free of charge and provide hair and nail service to residents who are unable to cross the street, they would need one month's notice and a signup sheet. Commissioner Jampel asked if there was a waiver needed. Commissioner Gedrich said there is a waiver that each resident that uses the service would be required to sign. A question was raised about liability insurance. Mr. Brady said yes a certificate of liability should be presented. Commissioner Russell thanked Chair Terebush since it was her idea to contact Paul Mitchell regarding this service.

NEW BUSINESS

- 2017-16 approving the Introduction to the Annual and Capital Budget for the fiscal year beginning July 1, 2017 and ending June 30, 2018.

Motion to approve the introduction to the Annual and Capital Budget for the fiscal year beginning July 1, 2017 and ending June 30, 2018 was made by Commissioner Jampel and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

- 2017-17 authorizing write off of account receivable for prior tenants who ceased tenancy with amount still due to the Authority.

Motion authorizing write off of account receivable for prior tenants who ceased tenancy with amounts still due to the Authority was made by Commissioner Jampel and seconded by Commissioner Dyer. Upon roll call all Commissioners voted "Aye".

- Discussion on Professional Service RFPs

Chair Terebush reiterated the conversation from the last meeting that the RFP's for professionals were to be put on hold until a new Executive Director was hired and it was discussed to have the current professionals to stay on for month to month. After a lengthy discussion, Commissioner Dyer made a motion to extend the current professionals on a month to month service. Commissioner Jampel seconded the motion. Mr. Brady discussed the open public contract law and explained that you cannot award a contract beyond the 60 days without the bidder agreeing to extend it. It was decided a letter will be drafted to the bidders in the event that award is made after the 60 days.

PUBLIC INPUT

Diana Partusch, Forge Pond resident said that the Security Guard service is a great idea however they lack supervision and knowledge how the camera system works. She also asked if there will be a summer cook out. Commissioner Russell said that the summer cook out may have to be put on hold until an Executive Director is hired.

Wilma Flagg, Forge Pond resident commended the Social Worker, Diana Partusch and thanked the Board for providing the service to the residents.

Christa Dondero, George Conway resident complained that the key pad entry system does not work. Chair Terebush said we are aware that it needs to be replaced and quotes are being sought. Christa also asked if something can be done about the smokers outside her window. Chair Terebush thanked Ms. Dondero for attending the meeting.

Nancy George, Forge Pond resident complained the concrete all around Forge Pond is in desperate need for repair. She also added that she likes the presence of the security guard service.

Angela Bardi, Forge Pond resident said there are termites by the back door of Forge Pond. Chair Terebush said she will have maintenance inspect the area and treat or call exterminator if needed.

Domenic Renzi, Forge Resident asked if an ED will be hired and who's in charge. Chair Terebush said the Authority is currently advertising for Executive Director Services.

EXECUTIVE SESSION

NO CLOSED SESSION

RE-ORGANIZATIONAL

Chair Terebush turned the meeting over to the Attorney, for the purpose of conducting election of officers. For the office of Chairperson, Mr. Brady opened the floor for nominations.

Commissioner Russell nominated Commissioner Jampel for the position of Chairperson. Commissioner Dyer seconded the motion. There were no other nominations for Chairperson. Upon roll call for the nomination of Ron Jampel as Chairman, Commissioners Jampel, Russell, Gedrich, and Dyer voted "Aye". Commissioners Dunne and Terebush abstained. Commissioner Scaturro voted "No".

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

Commissioner Dyer nominated Commissioner Russell for the position of Vice Chairperson. Commissioner Dunne seconded this nomination. Commissioner Dyer moved to close nominations and Commissioner Dunne seconded. Upon roll call for the nomination of Commissioner Kathy Russell as Vice-Chairman, all Commissioners voted "Aye".

Statement from Chairman:

Chairman Jampel thanked the Board and those in attendance. He said he has 29 years' experience in affordable housing. Since becoming a Board member he is very disappointed in the appearance of the complex and is committed to make repairs especially the concrete repair.

Adjournment

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



Ron Jampel
Board Chairman