

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.

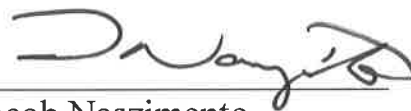
Motion to authorize the execution of an inter-local agreement for Shared Executive Director Services with a 2% increase was made by Commissioner Gedrich and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

- 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