

MINUTES
Regular Meeting
JUNE 24, 2019

The regular meeting of the Housing Authority of the Township of Brick was held on June 24, 2019 at 6:30 PM at the David Fried Community Room, 157 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 Russell	Chairman Jampel
Commissioner Dunne	
Commissioner Scaturro	

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting were Commissioner Oliver and Vice Chairman Dyer.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on May 20, 2019 was made by Commissioner Scaturro and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

The Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects. Commissioner Dunne asked why are we still considering the pavilion and what is the difference between what was already bought opposed to the one we are considering buying. Chairman Jampel explained the one purchased was not fire retardant and the Brick Fire Bureau did not approve of it. Mr. Naszimento said that the new one that we are considering purchasing will have a tin roof. Mr. Naszimento also added that he is working with the attorney and the Township Planning Board to assure we have proper permits to put up this structure.

TREASURER'S REPORT

Chairman Jampel read the treasurers report for those in attendance.

Motion to approve Section 8 payment checks #30556 through #30581 and Direct Deposit payments #1049 through #1136 was made by Commissioner Dunne and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26165 through #26168 was made by Commissioner Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #1098 through #1124 was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve Security Refund Check #59 was made by Commissioner Scaturro and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approval additional BHCDC Rad Operating payment checks #1136 through #1140 was made by Commissioner Russell and seconded by Commissioner Scaturro. Commissioner Scaturro asked what box screens were. Mr. Naszimento said those are the covers for the air conditioner sleeves. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Diana Partusch announced upcoming events and services that are available to the residents of the Brick Housing Authority.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2019-9** authorizing write off of accounts receivable for prior tenants who ceased tenancy with amounts still due to the authority.

Motion to approve write off of accounts receivable for prior tenants who ceased tenancy with amounts still due to the authority was made by Commissioner Dunne and seconded by Commissioner Russell. Commissioner Scaturro inquired about the amount of the write-offs. Mr. Naszimento said that there are new procedures in place and that this was a substantial decrease from the previous year.

- Resolution **2019-10** authorizing adoption of the 2019/2020 Annual Budget.

Motion to approve the adoption of the 2019/2020 Annual Budget was made by Commissioner Russell and seconded by Commissioner Scaturro. A brief discussion followed. Upon roll call, all Commissioners voted "Aye".

Chairman Jampel announced that Resolutions 2019-11 through 2019-14 will be discussed in closed session. He then opened the floor for public input.

PUBLIC INPUT

Mr. Domenic Renzi, Forge Pond resident thanked Mr. Naszimento and Chairman Jampel for all they have done to better the environment at Forge Pond. He then read a list of items that he would like the Board to consider, such as supply new air conditioner units for all the apartments and additional washers and dryers in the Forge Pond laundry room.

Ms. Mabel Gurski, Forge Pond resident asked how the Housing Authority plans to handle the recent report of bed bugs. Mr. Naszimento explained that as soon as the report was made he had the exterminator on site and this is an isolated case. He takes sanitation and infestation very seriously. Ms. Gurski also said something has to be done about the community garden. Mr. Naszimento said he has been made aware of the complaints and is working on a solution.

Mr. Gary Watson, Forge Pond resident said his neighbor was the one that had the bed bugs and that he felt very disrespected when the exterminator and maintenance came to his apartment to see if he had bed bugs. Mr. Naszimento said he would speak to maintenance and apologized if he felt disrespected.

PUBLIC INPUT continued

Ms. Kathleen Annis, David Fried resident brought to the Boards attention abusive behavior she and her neighbors have been experiencing in their building about a particular resident. Other neighbors of the complex confirmed this behavior and witnessed events. Chairman Jampel said this is the second time he has heard about this same resident and he will be speaking with the Executive Director and the Attorney more thoroughly on the matter.

Ms. Diana Partush, Forge Pond resident, said that the all call system that they use in Forge Pond is not working. She also wanted to know about the pulls strings in the Community bathrooms and the if the laundry room will be getting them. She also inquired about the heaters being painted and the status of the cleaning crew. Mr. Naszimento, said they will not be getting pull strings in the laundry rooms, however, the ones in the community room bathrooms are operable. The heaters in the hallway has been painted already and that we are currently short staffed however Tom Barnes and John Romagnoli from Forge Pond have offered to help out.

Ms. Judy Henry, George Conway resident requested that a third recycle bin be placed in the garbage rooms for the weekends. Mr. Naszimento said he will consider the recycle bins after speaking with maintenance.

Ms. Barbara Soltys, George Conway resident requested additional signage be put in the garbage rooms about recycling.

Ms. Ann Lindsay, David Fried resident wanted to know the proper protocol for getting exterminating treatment in her unit. After a lengthy discussion, Mr. Naszimento said he would get back to her and the residents of Fried after speaking with the exterminators.

Mr. Tom Phillips, David Fried resident inquired about the protocol for having a bbq, now that permits are required. Mr. Naszimento said the Housing Authority will purchase an annual permit. If a tenant or association wants to have a bbq, they must notify the office, the office will notify the fire department.

Ms. Cecille Russo, David Fried resident requested non slip runners be placed in the vestibules and she also mentioned that cleaning is not being done in their laundry rooms or vestibules. Mr. Naszimento will speak to maintenance.

Chairman Jampel thanked everyone for their thoughts, comments and concerns.

- Resolution **2019-15** Resolution by the Board of Commissioners authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matter exempt under the open public meetings act in executive session, specifically for the purpose of discussing professional service contracts. Action may or may not be taken.

Motion to enter into closed session was made by Commissioner Scaturro and seconded Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 8:01PM.

Motion to open the meeting to the public was made by Commissioner Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting re-opened to the public at 8:30PM.

- Resolution **2019-11** authorizing execution of a contract for independent audit services for the FYE June 30, 2019.

Motion to award contract for independent audit services for the FYE June 30, 2019 to Novogradic and Company was made by Commissioner Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

- Resolution **2019-12** authorizing execution of a contract for Fee Accounting services for the period July 1, 2019 through June 30, 2020.

Motion to award contract for Fee Accounting services for the period July 1, 2019 through June 30, 2020 to Thomas Furlong, CPA was made by Commissioner Scaturro and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

- Resolution **2019-13** authorizing execution of a contract for General Legal services for the period July 1, 2019 through June 30, 2020.

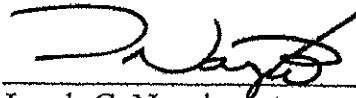
Motion to award contract for General Legal Services for the period July 1, 2019 through June 30, 2020 to the firm Brady and Kunz, Attorneys at Law was made by Commissioner Dunne and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

- Resolution 2019-14 awarding a contract for Forge Pond building exterior waterproofing.

Motion to award contract for Forge Pond building exterior waterproofing to George Koustas Painting & Construction in the amount of \$297,000 was made Commissioner Scaturro and seconded by Commissioner Russell. 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 Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:30 PM.



Jacob C. Naszimento,
Executive Director/Secretary