

Regular Meeting
January 30, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on January 30, 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 Chairman Schick at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Jampel	Commissioner Russell
Commissioner Terebush	Commissioner Dyer
Commissioner Dunne	Vice-Chairman Scaturro
Chairman Schick	

Also present were Executive Director Alesia Watson, and Terry Brady, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the minutes of the Board of Commissioners meeting December 19, 2016 was made by Commissioner Dunne and seconded by Chairman Schick. Upon roll call, Commissioners Russell, Terebush, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioners Jampel and Dyer abstained because they were not in attendance for this meeting.

TREASURER'S REPORT

Vice Chairman Scaturro read the report for those present. Motion to approve the treasurer's report was made by Commissioner Dyer and seconded by Chairman Schick. Upon roll call, Commissioners Russell, Terebush, Dyer, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioner Jampel abstained.

Motion to approve for payment vouchers, Section 8 Account was made by Commissioner Dyer and seconded by Commissioner Russell. Upon roll call, Commissioners Russell, Terebush, Dyer, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioner Jampel abstained.

Motion to approve for payment vouchers, Operating Account was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, Commissioners Russell, Terebush, Dyer, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioner Jampel abstained.

Motion to approve for payment vouchers, Brick Housing Community Corp Account was made by Commissioner Russell and seconded by Chairman Schick. Upon roll call, Commissioners Russell, Terebush, Dyer, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioner Jampel abstained.

Motion to approve for payment vouchers, Tenant Security Account was made by Commissioner Russell and seconded by Chairman Schick. Upon roll call, Commissioners Russell, Terebush, Dyer, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioner Jampel abstained.

AUDIT REVIEW:

Chairman Schick introduced Richard Larsen from the firm Novogradic & Company. Mr. Larsen reviewed the audit for the fiscal year ending 6/30/2016 with the Board. He highlighted the breakdown of the report and gave an unmodified opinion. He discussed the internal controls and the uniform guidance. Mr. Larsen also added that the finances strengthen since last year and it's a clean audit report with no findings. In closing Mr. Larsen thanked the Brick Housing Authority staff for their cooperation during the audit.

EXECUTIVE DIRECTORS REPORT

Mrs. Watson read her report for those present. Commissioner Dunne asked if hours and compensation have been established for the security guard services. Mrs. Watson said that there is a not to exceed price and we will have to wait until bids come in. Regarding the hours of service Mrs. Watson said the first shift would be after 8PM. Commissioner Terebush asked if there was a difference in REAC inspections opposed to HCV inspections. Her concern is if there are repairs that may fall through the cracks if not noted. Mrs. Watson assured the Board that inspections of major equipment and property continue to be done, such as elevators, boilers and fire alarms that are all inspected annually. Commissioner Jampel noted that REAC inspections are somewhat subjective and that it much better to have professional services. Commissioner Terebush questioned the meeting of the Board of Trustees for the nonprofit and asked if it was advertised and does the nonprofit follow the sunshine law. A lengthy discussion followed. Commissioner Russell formally asked that the RAD Attorney, Barki Lee attend the next Board Meeting for clarification regarding the Bylaws, Board of Trustee appointments, and transparency. All Board Members, including Mrs. Watson and Mr. Brady agreed that clarification was necessary. Mr. Brady said he would contact Mr. Lee to attend the next meeting.

COMMITTEE REPORT

Finance Committee met with the Auditor prior to the meeting to review and discuss the Audit.

OLD BUSINESS

Mr. Brady brought to the Boards attention service issues and the contract that was entered into with Direct TV. He explained he has been in communication with their Attorney, and that he will advise the Board along the way of a resolve.

NEW BUSINESS

- **Resolution 2017-1** certifying review and authorizing submission of the Annual Independent Audit to the Local Finance Board of the State of New Jersey.

Motion to certify the review and authorize the submission of the Annual Independent Audit to the Local Finance Board of the State of New Jersey was made by Commissioner Dunne and seconded by Vice Chairman Scaturro. Upon roll call, Commissioners Russell, Terebush, Dyer, Dunne, Vice Chairman Scaturro and Chairman Schick voted "Aye". Commissioner Jampel abstained.

- **Resolution 2017-2** authorizing the advertisement for invitation for bid for part time security guard services at Forge Pond.

Motion to approve for the advertisement for invitation for bid for part time security guard services at Forge Pond was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Councilwoman and liaison between the Township of Brick and the Housing Authority, Marianna Pontoriero mentioned the progress with the Community Watch Program and that she will coordinate with the Executive Director as to when the program is established in our area and will educate our residents on how the Community Watch Program works.

Sal Abazia, Forge Pond resident said he was told by Mike in maintenance that his heater could not be fixed and that he should go out and buy a heater. Mrs. Watson said she will speak to Mike and if they needed will call in a HVAC company to look at his heater. Mr. Abazia also mentioned that someone is still feeding the squirrels. Mrs. Watson said she will send the tenants a notice or discuss at the next resident meeting.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dyer and seconded by Chairman Schick. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:41PM.

Alesia R. Watson, PHM RPPO
Secretary/Assistant Executive Director

Regular Meeting
February 27, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on February 27, 2017 at 6:30 PM at the David Fried Community Room, 157 Chambers Bridge Road, Brick, NJ 08723.

Chairman Schick and Vice Chairman Scaturro were absent from the meeting. Upon motion by Commissioner Russell and seconded by Commissioner Dunne the meeting was called to order by the seniority Board Member Commissioner Terebush at 6:30 PM.

The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Jampel	Commissioner Russell
Commissioner Terebush	Commissioner Dyer
Commissioner Dunne	

Also present were Terry Brady, Board Attorney. The Executive Director Alesia Watson was present via phone in.

Chairman Schick and Vice Chairman Scaturro were absent.

APPROVAL OF MINUTES

Commissioner Jampel had one correction request on Resolution #2017-2 the minute's indicated he abstained however, he voted yes. Motion to approve the minutes with the noted vote correction of the Board of Commissioners meeting January 30, 2017 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

TREASURER'S REPORT

Commissioner Terebush asked for an explanation of the voucher for J&M Flooring. Mrs. Watson said that was for material to use in the community room at Forge Pond. Mrs. Watson added that we will recoup all the money from the insurance company for the repairs caused by the fire in the Forge Pond Community Room. Motion to approve for payment vouchers and the treasurers report was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTORS REPORT

Mrs. Watson read her report for those present. There was a discussion in regards to the new position in the maintenance department. Commissioner Russell asked what the time frame was to have someone start. Mrs. Watson said that she would like to fill the position right away. Commissioner Jampel was concerned with the apartment turnovers and to assure that the unit doesn't stay vacant for a long period of time he suggested an outside agency or general contractor be on call so that there's flexibility and no delay in work order repairs or apartment turnovers. Commissioner Dunne made a motion to accept the minutes of the Executive Directors report. Commissioner Dyer seconded the motion. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

None to report.

OLD BUSINESS

Mr. Brady brought to the Boards attention a complaint that was filed and stated he will keep the Board apprised regarding this new potential legal matter. Mr. Brady was also happy to report that the planning Board has scheduled a hearing for March 22, 2017 regarding the parcel of land that we would like sub divided. Commissioner Dunne asked now that the RAD deal has closed if vehicles could be purchased for the maintenance department. After a brief discussion regarding the type of vehicle that would be purchased Mrs. Watson said she will speak to the Accountant and research which would be more cost efficient. Commissioner Jampel referred to the minutes of the last meeting where it was the request of some Board Members to have the RAD Attorney come to the February meeting to answer questions Board Members still had in regards to the non-profit. Mrs. Watson said that the Chairman asked that the Attorney attend the April Meeting. The Board Majority asked that Mrs. Watson reach back out to the RAD Attorney and request that he attend the March meeting instead. Mrs. Watson said if it is the pleasure of the Board then she will arrange that. Commissioner Terebush requested that Mrs. Watson send the By-laws of the non-profit to all Board Members without the strikeouts so that everyone is on the same page.

NEW BUSINESS

- **Resolution 2017-3** authorizing personnel changes to hire a maintenance man.

Motion to hire a maintenance man was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

NEW BUSINESS

- **Resolution 2017-4** authorizing travel and attendance for Commissioners and staff at the Annual NJNAHRO Conference & Networking April 2nd through 5th, 2017.

Commissioner Russell wanted to know exactly how many employees and which ones would be attending this conference. Alesia said she is not sure which employees would attend but it is usually Rhoda in Finance Department and the section 8 Department, she also added that it usually depends on what is on the agenda. There was a discussion regarding the budget for conferences and classes. Motion to approve was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2017-5** authorizing travel and attendance for Commissioners and staff at the 2017 NAHRO Washington Conference March 26th through 28th.

Commissioner Jampel noted that this conference conflicts with our March meeting. Motion to approve for travel and attendance was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

None

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:20PM.

Alesia R. Watson, PHM RPPO
Secretary/Assistant Executive Director

MINUTES

Regular Meeting
March 29, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on March 29, 2017 at 6:30 PM at the David Fried Community Room, 157 Chambers Bridge Road, Brick, NJ 08723.

Vice Chairman Scaturro was in attendance via conference call and Commissioner/Chairman Schick term expired therefore, upon recommendation from the Board Attorney and Vice Chairman Scaturro the meeting was called to order by the seniority Board Member Commissioner Terebush at 6:30 PM.

The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Jampel	Commissioner Russell
Commissioner Terebush	Commissioner Dyer
Commissioner Dunne	Vice Chairman Scaturro via phone

Also present were Terry Brady, Board Attorney. The Executive Director Alesia Watson was present via phone in.

Commissioner Gedrich was absent.

APPROVAL OF MINUTES

Motion to approve the minutes of the Board of Commissioners meeting February 27, 2017 was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

TREASURER'S REPORT

Vice Chairman Scaturro read the report for those present. Commissioner Jampel questioned and asked for an explanation why the contract cost on the statement of actual to budget comparison showed a deficit. After a lengthy discussion, Mrs. Watson said she believed this was due to the RAD conversion but to confirm she would speak to the Fee Accountant whom prepares the report. Commissioner Jampel requested changes on how the breakdown on the contract registry so it matches the Actual to Budget Comparison Report. Motion to approve the treasurer's report was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve for payment vouchers listed on the treasurers report was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTORS REPORT

Mrs. Watson read her report for those present. Commissioner Terebush asked how the evaluations of the professional services would be conducted. Mrs. Watson said typically the Executive Director evaluates the bids however if it is the pleasure of the Board that an outside Evaluation Committee be established then there is time to discuss what direction the Board would like to take. Mr. Brady informed the Board as to the parcel of land and the step in the process they are on for Sub-Division and he will report back with anything new. Commissioner Dyer made a motion to accept the minutes of the Executive Directors report. Commissioner Jampel seconded the motion. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

None to report.

OLD BUSINESS

None

NEW BUSINESS

- **Resolution 2017-6** authorizing the advertisement for General Legal Services.

Motion to advertise for General Legal Services was made by Commissioner Dyer and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2017-7** authorizing the advertisement for Fee Accounting Services.

Motion to advertise for Fee Accounting Services was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2017-8** the advertisement for Auditor Services.

Motion to advertise for Auditor Services was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2017-9** awarding contract for Security Guard Services at Forge Pond.

Commissioner Dunne questioned the need and the cost for this service. Mrs. Watson explained that Forge Pond is in desperate need of the service due to the activity that has plagued Forge Pond for some time. There was a discussion regarding the price of this services and Mrs. Watson said she has spoken with the agency and once they start and the log book is evaluated maybe they could adjust the hours and the times the agency is on property. Motion to approve award of contract to Aegis Security Agency, LLC from Union, New Jersey in the amount of \$58,358.30 was made by Commissioner Jampel and seconded Commissioner Dyer. Upon roll call, all Commissioners voted "Aye"

- Commissioner Russell asked for a motion to appoint Commissioner Kim Terebush for the open position of Chairperson. Commissioner Jampel noted that we have a Vice Chairman and it's not an appropriate time to elect a chair. After reviewing the By-laws and a brief discussion, Commissioner Russell stood by her motion, requesting a second. Commissioner Dyer seconded the motion to appoint Commissioner Terebush to Chair. Upon roll call, Commissioners Russell, Dyer, Dunne and Terebush voted "Aye". Vice Chairman Scaturro abstained and Commissioner Jampel voted "No" noting it is not anything personal or illegal, he just felt it was not appropriate at this time`.

PUBLIC INPUT

Florence Tillotson, George Conway resident came to tonight's meeting hoping to meet the new Commissioner and offered to be the senior liaison should she have any questions.

Patrick Rivelli, Forge Pond resident complained about the parking at Forge Pond and that the Housing Authority must look at getting another Exterminating Company because the roaches are out of control. Mrs. Watson said we are currently quoting prices regarding the exterminating and she is aware that the roaches have become a serious problem at the Forge Pond building.

John Romagnoli, Forge Pond resident asked if the Board would consider hiring him for work around the Housing Authority. Mrs. Watson said we currently do not have any positions to hire Mr. Romagnoli however she appreciates all the help he does volunteering.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:48PM.

Alesia R. Watson, PHM RPPO
Secretary/Assistant Executive Director

MINUTES

Special Meeting
April 17, 2017

The special meeting of the Housing Authority of the Township of Brick was held on April 17, 2015 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 5:30PM

The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Jampel	Commissioner Gedrich
Commissioner Russell	Commissioner Dyer
Commissioner Scaturro	Commissioner Terebush

Also present were Executive Director Alesia Watson, and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Dunne.

NEW BUSINESS:

Chair Terebush explained that this meeting was being held for a variety of reasons, mainly to provide an opportunity for new Commissioners and those Commissioners that may have missed meetings to ask questions to the professionals whom assisted with the RAD transition. Chair Terebush introduced NW Financial who assisted with the Financial Consulting and McManimon, Scotland & Baumann who assisted with the Legal Consulting Services associated with the RAD transition.

NW FINANCIAL:

Mr. Daniel Mariniello spoke on behalf of the firm NW Financial and explained that they were hired to meet the financial goals to successfully close the RAD program. He provided each Board Member a portfolio breakdown of the structure and the steps that were taken in order to negotiate the deal with the bank. Mr. Mariniello explained how this was vetted and approved by HUD. Each Board member was given the opportunity to ask questions in regards to the loan terms and finance rates or any other financial matter regarding the transition into the RAD program. Commissioner Jampel raised with NW his belief the \$2,400,000 mortgage associated with RAD was not warranted. He explained \$1,000,000 already existed and available for capital improvements along with annual deposits to the replacement reserve. Those two would be sufficient for the next 7 years to carry any capital improvements identified on the PCNA. If circumstances warranted, a line of credit or some other financial product could cover any unexpected needs for any item(s) rather than paying interest on an entire \$2,400,000. The mortgage obtained will unnecessarily cost the Authority approximately \$500,000 in interest payments over the next 7 years and even more after year 7. In addition, Commissioner Jampel raised concerns about not being able to meet the tax exempt bond and mortgage covenants with respect to the required 1.1 debt service coverage. Not meeting the 1.1 debt service coverage would allow the bank to increase mortgage rate from current 3.25% to 8.25% among other remedies available to the bank which could jeopardized the Authority's project. Mr. Mariniello answered all questions regarding the financial structure used to successfully close on the RAD deal.

MCMANIMON, SCOTLAND & BAUMANN:

Mr. Bakari Lee, spoke on behalf of the firm hired to oversee the legal services needed to have a successful closing for the RAD transition. He detailed the steps that were taken to assure that all requirements of HUD were met in effort to close on the RAD deal by the end of the year. He explained in detail how one of the requirements needed was a different entity other than the housing authority be the manager and operator of the authority so the non-profit was formed, this was a goal requirement to close on the RAD transition. Mr. Lee explained how the non-profit was formulated and approved by the Board at the time and reiterated to the Board of Commissioners that they have the control of the non-profit Board of Trustees. There was mention as to why the fees for McManimon, Scotland & Baumann exceeded the contract price and Mr. Lee explained that there was additional requested work such as political letters to Congressman, IRS and sub-division of land that was above and beyond the scope of services in the contract. Mr. Lee answered all questioned that were asked by Board Members in detail he also stated that if additional question were needed in regards to the transaction that was already done or regarding the nonprofit his firm would be available at no charge to the Authority, however if the Board of Commissioners or the Board of Trustees requested changes above and beyond what was already done, then fees for those services would be applicable.

Public Input

Ms. Mabel Gurski, Forge Pond Resident, complained that nothing is being done at the Authority. Ms. Gurski explained that she has reported to the office and Ms. Watson about several unauthorized people that are residing at the Authority, the building is infested with roaches, also the hallways, stairwell and building are not being cleaned and lastly the security guard is a waste of money because he is not doing anything. Mrs. Watson said she has already dealt with all these concerns Ms. Gurski has noted. Chair Terebush thanked Mrs. Gurski for her comments and to please allow ample time for some of the issues to be addressed.

Ms. Judy Henry, George Conway Resident, asked if cameras can be put in the hallways of the George Conway Building. Kelly Coolack, George Conway Resident also requested that security at George Conway be considered since she had an incident with another tenant that resulted in a police report being filed. Mrs. Watson said she will look into the cost associated with adding cameras to the hallways at George Conway.

Executive Session

Resolution #2017-10 by the Board of Commissioners authorizing the meeting to 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 for the purpose of discussing OCHA shared service agreement and the Executive Director employment under shared service agreement; action may or may not be taken upon return to regular open session. Motion to close the meeting to the public was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:20PM.

Chair Terebush opened the meeting to the public at 8:30PM. Vice Chairman seconded the motion. Upon roll call, all Commissioners voted "Aye".

Chair Terebush requested that the Board consider rotating the location of future meetings to alternate between buildings. After a brief discussion Motion to change the April 24th meeting to be held at George Conway was made by Commissioner Russell and seconded by Vice Chairman Scaturro. Upon roll call, all Commissioners voted "Aye".

Mr. Furlong, fee accountant for the Authority noted that budget was ready to go before the board for introduction. Chair Terebush asked about the time frame for submission because she feels the Board should have ample time to review the budget. Mr. Furlong said 60 days. Ms. Watson instructed staff to send the Board the budget tomorrow to give them further days to review.

Motion to negotiate with Ocean City Housing Authority the shared service agreement was made by Commissioner Dyer and seconded by Commissioner Scaturro. 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 Vice Chairman Scaturro and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:45PM.

Alesia R. Watson, PHM RPPO
Secretary/Assistant Executive Director

MINUTES

Regular Meeting April 24, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on April 24, 2017 at 6:30 PM at the George Conway Community Room, 165 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 Gedrich

Commissioner Dyer

Chair Terebush

Commissioner Dunne

Also present were Terry Brady, Board Attorney. The Executive Director Alesia Watson was present via phone.

Commissioner Jampel and Vice Chairman Scaturro were absent.

Chair Terebush thanked everyone for attending tonight's meeting. She was pleased to see such a big turn out and noted future meetings will be rotated between buildings to allow more residents to attend.

APPROVAL OF MINUTES

Motion to approve the minutes of the Board of Commissioners meeting March 29, 2017 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve the minutes of the Board of Commissioners Special Meeting April 17, 2017 was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

TREASURER'S REPORT

Commissioner Dyer asked why voucher #99 for Allied Boiler repair was not applicable to the Capital Fund. Ms. Watson explained that we do not operate under Capital Fund anymore since converting to RAD. There was a discussion on vouchers #108, #117, and #121 which pertain to our business phones. Mrs. Watson explained that those vouchers are our phone equipment is leased through GTS, our lines are serviced by Spectrotel and Verizon Wireless is our cell services. She also noted that she is looking into eliminating and reducing those services and currently Convexserv is working on a different plan proposal. Commissioner Russell asked what the paging company was for. Mrs. Watson explained that's our emergency after-hours call center and that will also be evaluated in the restructure of our services. Commissioner Dunne said AT&T has taken over the existing Direct TV accounts and we no longer have to deal with Media Master for Direct TV services. Motion to approve for payment vouchers listed on the treasurers report was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

Chair Terebush asked if the contract registry list was updated with the changes as requested by Commissioner Jampel. Mrs. Watson said that Commissioner Jampel and Mr. Furlong spoke and discussed how the contract register and the actual budget comparison are structured and as far as she knows he was satisfied with the explanation.

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

EXECUTIVE DIRECTORS REPORT

Mrs. Watson read her report for those present. Chair Terebush thanked Mrs. Watson for a very informative report.

COMMITTEE REPORT

Chair Terebush said new committee assignments would be out shortly and with that said she was waiting for the letter that Mr. Furlong is sending the State for an extension ton submitting the budget. Chair Terebush mentioned that the budget that was emailed to each Board Member was pulled from this meeting so that the Board had additional time to review it and add to it. She asked that each Committee submit any recommendations or needs to the finance committee so it could be allocated in the budget accordingly.

OLD BUSINESS

Commissioner Russell said that she was pleased with the Professionals that came to March meeting to discuss and explain the RAD deal to the new Commissioners. She found their visit to be very beneficial.

NEW BUSINESS

- **Resolution 2017-11 amending authorized signatories to checks.**

There was a motion and second however, Mrs. Watson asked if based on her conversation with the Chair regarding Committee assignments should the Chair of the Finance Committee be added to the Resolution? After recommendation by the Board Attorney, Chair Terebush agreed to change the resolution to include the chair of the finance committee, therefore the following people would have authorization to sign checks on behalf of the Housing Authority: Chair Terebush, Vice Chairman Scaturro, Chair of the Finance Committee, Commissioner Dyer and the Executive Director, Alesia Watson. Motion to approve the resolution with the changes was made by Commissioner Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Mr. Joseph Jensen, George Conway resident had a concern about his health and safety with people smoking in their apartments and also that the exterminator will be using a harmful chemical to treat the roaches. Mr. Brady informed the board that Mr. Jensen filed a civil rights claim against the Authority. Commissioner Terebush thanked Mr. Jensen for attending the meeting however on the advice of the Attorney due to the legality of a pending claim she stated that the board will be unable to address his comments directly.

Several residents from Forge Pond and George Conway expressed their feelings regarding the infestation and the treatment plan regarding the Roaches. Ms. Watson said she knows this is a huge inconvenience to everyone but treating the whole building is the only way to eradicate this situation.

Ms. Christa Dondero, George Conway resident informed the Board that she is the only deaf resident that resides at the housing authority and she requested that we supply an interpreter so she may attend more meetings. She also complained about people smoking outside her window.

Mr. Alphonse Gilio, Forge Pond resident said the security guard is not doing his job. Ms. Watson said that this is a new position and to be patient while we structure what it is the guard should or should not be doing.

Mr. Andrew Jacobs, George Conway resident addressed the Board in a disgruntle fashion in regards to an employee of the housing authority. Chair Terebush asked that Mr. Jacobs refrain from this behavior and said she will be available after the meeting if he would like to express his concerns.

Ms. Rosemary Kremp, George Conway resident asked when the sidewalks would be repaired. Mrs. Watson said when the weather is consistently warmer that project will begin.

Chair Terebush thanked everyone in attendance for their comments and concerns and she hopes more people attend the Board Meetings now that the meetings would be rotated between buildings.

Commissioner Dunne made a motion that the May Board of Commissioners Meeting be held at Forge Pond Community room. Commissioner Dyer seconded the motion. 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 Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:30PM.


Board Chair

MINUTES

Special Meeting
May 12, 2017

The special meeting of the Housing Authority of the Township of Brick was held on May 12, 2017 at 6:30PM at the David Fried Community Room.

The meeting was called to order by Chair Terebush at 6:30PM.

The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Jampel

Commissioner Russell

Commissioner Dunne

Commissioner Scaturro

Commissioner Terebush

Also present were Terry Brady, Board Attorney, Alesia Watson, Executive Director, John Zarych, Attorney for Mrs. Watson, Tom Furlong, Fee Account, and Rich Larsen, Auditor.

Absent from the meeting were Commissioner Dyer and Commissioner Gedrich.

Executive Session/Closed Session

Resolution 2017-12 authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open Public Meetings Act in executive session; specifically for the purpose of discussing contract negotiations regarding: Ocean City H.A. Shared Service Agreement, matter involving the employment of a specific current or prospective officer or employee; specifically unless (Rice Notice) requested to be in public: Executive Director Alesia Watson and investigations of violations of law; attorney-client privilege matter; Executive Director Alesia Watson. Action May or may not be taken upon return to regular open session.

Mr. Brady read the resolution and asked for a motion to enter into closed session. Motion to enter into closed session was made by Commissioner Russell and seconded by Vice Chairman Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 6:40PM.

Commissioner Jampel made a motion to open the meeting to the public. Vice Chairman Scaturro seconded the motion. The meeting was open to the public at 7:37PM.

Mr. Brady announced that Alesia Watson resigned from her position as Executive Director. Motion to accept the resignation of Mrs. Watson was made by Vice Chairman Scaturro and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

New Business

Resolution 2017-13 amending authorized signatories to checks.

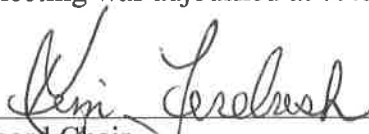
Motion to amend authorized signatories to checks was made by Commissioner Russell and seconded by Vice Chairman Scaturro. Upon roll call, all Commissioners voted "Aye".

Public Input

Mrs. Vera Fozman, of Brick asked the Board who would be serving as Interim Executive Director. Mr. Brady said that has not been determined.

Adjournment:

There being no further business to be brought before the Commissioner, motion to adjourn was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:45PM.


Board Chair

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 Terebush, Board Chair

MINUTES

Special Meeting
June 13, 2017

The special meeting of the Housing Authority of the Township of Brick was held on June 13, 2017 at 6:30PM at the David Fried Community Room.

The meeting was called to order by Chair Terebush at 7:00PM.

The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Jampel
Commissioner Gedrich
Commissioner Dunne
Chair Terebush

Commissioner Russell
Commissioner Dyer
Vice Chairman Scaturro

Also present were Terry Brady, Board Attorney, and Tom Furlong, Fee Account.

Budget Presentation:

Mr. Furlong discussed the submission of the 2017/2018 Budget and detailed the breakdown. The Budget and Finance Committee will meet prior to the next Board Meeting and this will appear on the next agenda.

New Business

Resolution 2017-14 awarding professional service contract to Novogradac & Company LLP CPA's for the purpose of conducting an account examination in accordance with agreed upon procedures in an amount not to exceed \$3750.00.

Commissioner Jampel questioned the time frame of the work to be performed. After discussion it was decided that the time frame would be FYE ending June 30, 2016. Commissioner Dyer pointed out a typo on page 4 under governing law, venue and jurisdiction. Motion to award professional service contract to Novogradac & Company LLP, for the purpose of conducting an account examination in accordance with agreed upon procedures in an amount not to exceed \$3750.00 including the corrections agreed upon by the Board was made by Commissioner Dyer and seconded by Vice Chairman Scaturro. Upon roll call, all Commissioners voted "Aye".

Resolution 2017-15 authorizing the advertisement for the open position of Executive Director.

Motion to advertise for the open position of Executive Director was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Receipt of professional service RFP's

There was a discussion regarding the proposals received for the professional services for General Legal, Fee Accounting and Auditor services. Commissioner Dyer felt that until the agreed account examination was complete the professional contracts should not be awarded. After a lengthy discussion on how to proceed, resolutions will be prepared for the next Board Meeting to either award or reject all bids.

Adjournment:

There being no further business to be brought before the Commissioner, motion to adjourn was made by Commissioner Dunne and seconded by Vice Chair Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:24PM.


Board Chair

MINUTES
Regular Meeting
July 31, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on July 31, 2017 at 6:30 PM at the George Conway Community Room, 165 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 Terebush

Vice Chair Russell

Commissioner Dyer

Chairman Jampel

Commissioner Dunne

Also present were Terry Brady, Board Attorney and Nancy Nicholson, Board Secretary.

Commissioner Scaturro and Commissioner Gedrich were absent.

APPROVAL OF MINUTES

Motion to approve the minutes of the Board of Commissioners meeting that was held on June 26, 2017 was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

TREASURER'S REPORT

Commissioner Dyer read the treasurers report for those present.

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

EXECUTIVE DIRECTOR REPORT

Ms. Nicholson read the report for those present which included highlights of solicitation quotes that are being sought, and contracted work that has been completed as well as apartment turnovers, work orders and correspondents received and delegated.

Commissioner Terebush asked if we would be looking into a new architect since in the past Barlo and Associates has been expensive. Chairman Jampel said the concrete work at Forge Pond poses a safety issue and the max fee will be \$1,000.00.

COMMITTEE REPORT

Chairman Jampel that the personnel committee report will be discussed in closed session.

NEW BUSINESS

- 2017-18 amending the By-Laws of the Housing Authority of the Township of Brick.

Commissioner Terebush suggested that the wording also include “with board approval” in regards to the change in meeting date. Commissioner Jampel asked for a motion to amend the by-laws with the wording edited to include with Board Approval. Motion was made by Vice-Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-19 approving the Board of Commissioners scheduled Board Meeting dates for the period August 2017 through July 2018.

Motion to approve the scheduled Board Meeting dates for the period August 2017 through July 2018 was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call all Commissioners voted “Aye”.

- 2017-20 authorizing the execution of deeds related to the subdivision of undeveloped authority property.

Motion to approve the execution of deeds related to the subdivision for undeveloped authority property was made by Vice-Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-21 authorizing the solicitation of price quotations for concrete repairs at Forge Pond.

Motion to approve the solicitation of price quotations for concrete repairs at Forge Pond was made by Commissioner Dunne and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-22 authorizing the solicitation of price quotations for elevator maintenance contract for Forge Pond & George Conway.

Motion authorizing the solicitation of price quotations for elevator maintenance contract for the high rise buildings was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-23 authorizing the replacement of the entry system key pad at George Conway.

Motion authorizing the replacement of the entry system key pad at George Conway was made by Vice-Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

- 2017-24 authorizing the solicitation of price quotations for pest control on a quarterly basis.

Motion authorizing the solicitation of price quotations for pest control on a quarterly basis was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

PUBLIC INPUT

Wilma Flagg, Forge Pond resident commended the Social Worker, Diana Partusch and thanked the Board for providing the service to the residents. She also asked if something can be done about the resident who hangs his bedding out of his apartment windows.

Ann Selk, David Fried resident complained about feral cats and squirrel are being fed by residents of David Fried.

Flo Tillotson, George Conway resident asked if the Board will present to the Woman's Auxiliary Veterans of Foreign Wars with a plaque for graciously providing the Housing Authority with an American Flag and the POW Flag on an as needed basis for many years.

Linda Rogers, George Conway resident asked if there was any way we could get a group rate with Comcast. Commissioner Dunne said he was looking into options with Direct TV and AT&T.

Margaret Gervasi, George Conway resident said there is no ventilation in the laundry room and the fans are placed to high on the wall. She would like to also see more handicap spaces provided and handicap button installed on the back door of George Conway.

Sandra Finaldi, George Conway resident said she needs to have her apartment moved because she is over the Garbage room and it's affecting her health cause of the smells and noises.

Jennifer Stewart, George Conway resident said that people are smoking in their apartments and it is affecting her health. Mr. Brady said there are new guidelines and the authority is looking into updating policy.

Krista Dondero, George Conway resident asked that a strobe light be installed in her bedroom to alert her in case of a fire since she is deaf.

Florence Oppenheimer, George Conway resident would like to know when George Conway will have their sidewalks repaired. Chairman Jampel said that each complex will get their sidewalk concerns repaired and that we are simply starting at Forge Pond.

Nancy George, Forge Pond said that one of the washing machines in Forge Pond has not been working in months and that the company has been called and no one is responding.

Judy Henry, George Conway resident asked if vending machines with laundry products can be installed in the laundry room.

Domenic Renzi, Forge Pond resident had several complaints. First was the Board needed a better PA system because most residents are hard of hearing and it's difficult to hear the Board discussion. The Security Guard has to be taught what he needs to be doing and taught how to use the cameras. The lights around the complex stay on all the time. The smokers using the smoking area cannot get back in building because there is no fob system there. Diana or someone else should have access to make announcements on all call system, library in Forge Pond still has no carpet even though it was promised to them and lastly complaint forms should be left a Forge Pond so tenants do not need to walk to George Conway office.

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

EXECUTIVE SESSION

- 2017-25 Resolution by the Board of Commissioners authorizing the meetings 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 potential litigation regarding RAD program, Employment of an Executive Director and financial investigation of former Executive Director.

Motion to enter into closed session was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call all Commissioners voted "Aye". The meeting was closed to the public at 7:42PM

Motion to open the meeting to the public was made by Vice-Chair Russell and seconded by Commissioner Dyer. The meeting re-opened to the public at 9:52PM

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 Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:53PM



Ron Jampel
Board Chairman

MINUTES

Special Meeting
August 14, 2017

The special meeting of the Housing Authority of the Township of Brick was held on August 14, 2017 at 6:30PM at the David Fried Community Room.

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

Upon Roll Call those present were:

Commissioner Scaturro
Commissioner Gedrich
Commissioner Dunne

Vice Chair Russell
Chairman Jampel

Also present were Terry Brady, Board Attorney, and Nancy Nicholson, Service Coordinator.

Absent from the meeting were Commissioner Dyer and Commissioner Terebush.

Executive Session/Closed Session

Resolution 2017-26 authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open Public Meetings Act in executive session; specifically for the purpose of discussing contract negotiations to enter into a shared service for assistance with recertification process. Action May or may not be taken upon return to regular open session.

Chairman Jampel read the resolution and asked for a motion to enter into closed session. Motion to enter into closed session was made by Commissioner Scaturro and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 6:34PM.

Vice Chair Russell made a motion to open the meeting to the public. Commissioner Scaturro seconded. The meeting was open to the public at 6:55PM.

2017-27 Resolution by the Board of Commissioner of the Housing Authority of the Township of Brick authorizing the execution of an inter-local services agreement with the Secaucus Housing Authority for assistance with tenant recertifications.

Motion to approve was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Adjournment:

There being no further business to be brought before the Commissioner, motion to adjourn was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 6:57PM.



Ron Jampel, Board Chair

MINUTES

Regular Meeting August 28, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on August 28, 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 Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

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

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 July 31, 2017 was made by Commissioner Dunne and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

Motion to approve the minutes of the closed executive session held on July 31, 2017 was made by Commissioner Scaturro and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve the open session minutes from the special meeting held on August 14, 2017 was made by Commissioner Scaturro and seconded by Commissioner Gedrich. Upon roll call, Commissioners Scaturro, Gedrich, Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Terebush abstained. Commissioner Dyer said absent. Both Commissioner Terebush and Dyer were absent from the August 14th special meeting.

Motion to approve the minutes of the closed executive session held on August 14, 2017 was made by Commissioner Scaturro and seconded by Vice Chair Russell. Upon roll call, Commissioners Scaturro, Gedrich, Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Terebush abstained. Commissioner Dyer said absent. Both Commissioner Terebush and Dyer were absent from the August 14th special meeting.

EXECUTIVE DIRECTOR REPORT

Chairman Jampel read the report for those present.

TREASURER'S REPORT

Commissioner Dyer read the treasurer's report for those present.

Commissioner Terebush had questions pertaining to an item marked as new development, and one item marked janitorial in July. She also questioned the item marked fire extinguishers. Chairman Jampel will find out what those categories are and will report back.

Motion to approve all payment vouchers was made by Vice Chair Russell and seconded by Commissioner Dyer. 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

- **Finance Committee:** Chairman Jampel asked that the Board review the spreadsheet for Mortgage vs. No Mortgage prepared by himself and Mr. Furlong. He noted this will be discussed again.
- **Personnel Committee:** Vice Chair Russell informed the Board that 21 resumes were received for the position of Executive Director and the committee agreed that a shared service would be best for the Authority. She noted that the two candidates will be interviewed during closed executive session at the end of tonight's meeting.
- **Residential Committee:** Commissioner Gedrich said that several local hair salons have reached out to come to the Authority and provide salon services, she is looking into establishing a walking trail and also she would like to establish resident birthday celebration once a month.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2017-28** approving the adoption of the Annual Budget and Capital Budget FYE 6/30/2018.

Motion to approve the adoption of the Annual Budget and Capital Budget FYE 6/30/18 was made by Commissioner Scaturro and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye"

- Resolution **2017-29** authorizing execution of a contract for General Legal Services for the period July 1, 2017 ending June 30, 2018.

Motion to approve the authorizing execution of a contract for General Legal Services to the firm Brady & Kunz, Attorneys at Law for the period July 1, 2017 ending June 30, 2018 was made by Commissioner Scaturro and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-30** authorizing execution of a contract for Fee Accounting Services for the period July 1, 2017 ending June 30, 2018.

Motion to approve the authorizing execution of a contract for Fee Accounting Services to the Thomas Furlong, CPA, LLC for the period July 1, 2017 ending June 30, 2018 was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye"

- Resolution **2017-31** authorizing the execution of a contract for Independent Audit Services for the period July 1, 2017 ending June 30, 2018.

Motion to approve the authorizing execution of a contract for Independent Auditor Services for the FYE 6/30/17 to the Novagadic and Company for the period July 1, 2017 ending June 30, 2018 was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye"

- Resolution **2017-32** awarding third year contract for Trash Removal Services to Waste Management.

Motion to award the third year contract for Trash Removal Services to Waste Management was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-33** authorizing the Housing Authority of the Township of Brick to submit certification for the Section 8 Management Assessment System (SEMAP).

Motion authorizing submission of SEMAP was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-34** authorizing Travel to and attendance at New Jersey Association of Housing and Redevelopment Authorities 2017 Annual Meeting and conference, September 24th through September 26, 2017.

Motion to approve travel and attendance to the Annual NJAHRA conference was made by Commissioner Dunne and seconded by Commissioner Gedrich. Chairman Jampel said that no staff members are attending and asked if there was any interest from the board members. There was no interest. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-35** approving the agreed upon procedures review done by Novagradic and Company.

Motion to approve the agreed upon procedures review done by Novagradic and Company was made by Commissioner Dyer and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-36** authorizing the payment of accumulated vacation time to the Former Executive Director.

Motion to authorize the payment of accumulated vacation time to the Former Executive Director in the amount of \$6,798.00 was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, Commissioner Terebush, Gedrich, Dyer, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Scaturro and Dunne voted "No".

PUBLIC INPUT

Ms. Judy Henry, George Conway resident asked that cameras be installed on her floor because someone is tearing down signs.

Ms. Wilma Flagg, Forge Pond resident asked if the Board would consider hiring another maintenance man.

Mr. Reginald Durant, Forge Pond resident asked that emergency pull cords be installed in the common areas, such as the laundry room and community room bathrooms. He also asked that a key making machine be installed and automatic door or ADA doors installed in the Community Room.

PUBLIC INPUT

Ms. Jan O'Conner, an applicant on the waiting list handed the Chairman a time line complaint regarding employee Joan Asch.

Ms. Margaret Helinski, Forge Pond resident asked if once a year maintenance can move all the appliances so the tenants could clean behind them.

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

EXECUTIVE SESSION

- 2017-37 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 interviews of candidates for Executive Director and contract negotiations for the possibility of entering into an inter-local shared service Agreement for Executive Director. Action may or not be taking.

Motion to enter into closed session was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call all Commissioners voted "Aye". The meeting was closed to the public at 7:18PM

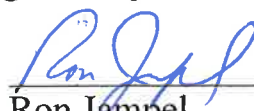
Motion to open the meeting to the public was made by Commissioner Scaturro and seconded by Vice Chair Russell. The meeting re-opened to the public at 8:43PM

- 2017-38 authorizing the execution of an inter-local service agreement for shared service agreement.

Motion to approval an inter-local service agreement and negotiate an agreement with Secaucus Housing Authority was made by Vice-Chair Russell and seconded by Commissioner 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 Scaturro and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:44PM.



Ron Jampel
Board Chairman

MINUTES

Regular Meeting September 18, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on September 18, 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 Chairman Jampel at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Dyer (via phone in)	Commissioner Dunne
Commissioner Scaturro	Chairman Jampel
Commissioner Gedrich	Vice Chair Russell

Also present were Tom Kunz, Board Attorney.

Absent from the meeting was Commissioner Terebush.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on August 28, 2017 was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

Motion to approve the minutes of the closed executive session held on August 28, 2017 was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Chairman Jampel read the report for those present. Diana Partusch, Resident Services announced October events that are available to all residents of the Brick Housing Authority.

TREASURER'S REPORT

Chairman Jampel read the treasurer's report for those present.

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

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2017-39** authorizing award of contract for elevator maintenance to TEC Elevator.

Motion authorizing the award of contract for elevator maintenance to TEC Elevator was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-40** authorizing award of contract for Concrete repair work at Forge Pond to Picture Perfect LLC.

Motion authorizing the award of contract for Concrete repair work at Forge Pond to Picture Perfect LLC was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-41** authorizing award of contract for quarterly pest control for the complex and baiting 101 units for infestation at Forge Pond to A-Academy Pest Control.

Motion authorizing the award of contract for quarterly pest control for the complex and baiting of 101 units for infestation at Forge Pond to A-Academy Pest Control was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-42** authorizing award of contract for installation of an ADA Door at George Conway.

Motion authorizing the award of contract for installation of an ADA Door at George Conway to Stanley Doors was made by Commissioner Scaturro and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-43** authorizing the solicitation of price quotations for concrete repair at George Conway.

Motion authorizing the solicitation of price quotations for concrete repair at George Conway was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Public Input

Ms. Diana Partusch, Forge Pond resident brought to the Boards attention that the Forge Pond building is filthy and that the hallways, stairwells and carpeting throughout the buildings are dirty and not being maintained. She also noted that the side door on the "A" wing, ground floor is always left open and rodents and bugs are coming in. Chairman Jampel said he shared her concerns from the first time he walked through the buildings when becoming Commissioner and hat with the anticipated appointment of our new Executive Director he feels we will all see a great improvement on the conditions she outlined.

Ms. Janet O'Conner, an applicant, addressed the Board as to the status of her application and she felt that she was not treated fairly by Ms. Asch when offered an apartment. Chairman Jampel said he spoke to Ms. Asch and that he feels Ms. Asch was very accommodating and that it is Ms. O'Conner's choice if she would like to accept the offer of the apartment or not.

Ms. Angela Bardi, Forge Pond Resident asked if she needed to talk to Ms. Asch about the lease rider she received. Chairman Jampel said yes, to please see Ms. Asch with lease questions.

Mr. Domenic Renzi, Forge Pond Resident thanked Chairman Jampel, Vice Chair Russell and Commissioner Gedrich for meeting with him to discuss the suggestions he had about the Forge Pond building.

Ms. Christa Dondero, George Conway Resident asked when the new key pad entry system would be installed. Chairman Jampel explained that the equipment was ordered however it is on back order.

Closed Executive Session

- **2017-44** 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 1.)Litigation regarding Anthony Matthews Lawsuit, 2.) Potential Litigation with HUD and 3.) Entering into an inter-local for Executive Director. Action may or may not be taken upon return to regular open session.

Motion to enter into closed session was made by Vice Chair Russell and seconded by Commissioner Scaturro. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:09PM. Motion to open the meeting to the public was made by Vice Chair Russell and seconded by Commissioner Gedrich. The meeting re-opened to the public at 7:35PM

NEW BUSINESS

- **2017-45** Authorizing the execution of an inter-local service agreement for shared Executive Director Services.

Motion authorizing the execution of an inter-local service agreement for shared Executive Director Services to Secaucus Housing Authority was made by Vice Chair Russell and seconded by Commissioner Dunne. Upon roll call, Commissioners Gedrich, Dyer, Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Scaturro voted "No".

- **2017-46** Motion authorizing the Board to pursue potential litigation with HUD after confirmation of the source of payment was made by Vice Chair Russell and seconded by Commissioner Gedrich. 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 Scaturro and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:36PM.



Ron Jampel
Board Chairman

MINUTES
Regular Meeting
October 30, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on October 30, 2017 at 6:30 PM at the George Conway Community Room, 165 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 Dyer	Commissioner Dunne
Commissioner Terebush	Vice Chair Russell
Commissioner Gedrich	Chairman Jampel

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

Absent from the meeting was Commissioner Scaturro.

Chairman Jampel introduced and welcomed the new Executive Director, Jacob Naszimento.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on September 18, 2017 was made by Vice Chair Russell and seconded by Commissioner Dyer. Vice Chair Russell asked that wording in the public portion that read "tenant complained" be changed to "a tenant brought to the Boards attention". Upon roll call, to accept the minutes with the correction, Commissioners Gedrich, Dyer, Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Terebush abstained because she was absent from this meeting.

Motion to approve the minutes of the closed executive session held on September 18, 2017 was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, Commissioners Gedrich, Dyer, Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Terebush abstained because she was absent from this meeting.

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento read his for those present. He highlighted all tasks and projects that have been completed or will be completed shortly, such as the quarterly extermination, the concrete repair status, utilization of a painter, parking light issues and the installation of an ADA door at George Conway. He also announced upcoming meetings and future happenings.

TREASURER'S REPORT

Commissioner Dyer read the treasurer's report for those present.

Motion to approve all payment vouchers was made by Vice Chairman Russell and seconded by Commissioner Dyer. Upon roll call, Commissioners Terebush, Gedrich, Dyer, Dunne and Vice Chair Russell voted "Aye". Commissioner Jampel voted "Aye" on all except vouchers #309, #312 and #326 in which he abstained.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2017-47** increasing the bid threshold and appointing a qualified purchasing agent (pursuant to N.J.S.A. 40A:11-3a & N.J.A.C. 5:34-5)

Motion increasing the bid threshold and appointing Jacob Naszimento as a qualified purchasing agent was made by Vice Chair Russell and seconded by Commissioner Gedrich. Commissioner Terebush asked for explanation on the last paragraph of the resolution that states "*the purchasing agent receives prior approval by the finance committee*" and why and when does the full board see and vote on such contracts. Chairman Jampel discussed in detail the check and balances involved. In addition Vice Chair Russell explained the certification process for qualified purchasing agents. Upon roll call, Commissioners Gedrich, Dyer, Dunne, Vice Chair Russell and Chairman Jampel voted "Aye". Commissioner Terebush abstained.

- Resolution **2017-48** authorizing solicitation of price quotations for concrete repairs at David Fried.

Motion authorizing the solicitation of price quotations for concrete repairs at David Fried was made by Commissioner Dunne and seconded by Vice Chair Russell. Mr. Brady asked when the funds will be certified. Mr. Naszimento said prior to awarding the contract. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-49** authorizing the solicitation of price quotations for painting of hallways at the high rise buildings and 11 vestibules at David Fried.

Motion authorizing the solicitation of price quotations for painting of hallways at the high rise buildings and 11 vestibules at David Fried was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-50** authorizing the solicitation of price quotations for painting of vacant units on an as needed basis.

Motion authorizing the solicitation of painting of vacant units on an as needed basis was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-51** authorizing the transfer of \$4,500 of the laundry service concession to fund the tenant service account.

Motion authorizing the transfer of \$4,500 of the laundry service concession to fund the tenant service account was made by Vice Chair Russell and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-52** appointing Jacob C. Naszimento as fund commissioner for the Joint Insurance Fund for this Authority.

Motion appointing Jacob C. Naszimento as fund commissioner for the Joint Insurance Fund for this Authority was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Public Input

Ms. Flo Tillotson, George Conway resident announced that she officially turned the library in George Conway over to Cynthia Lombardo to maintain. She also thanked the Board for hiring Diana Partusch and assigning her to aide in resident services because she helped her fill out forms and was very grateful for Ms. Patusch's help.

Ms. Florence Renz, George Conway resident asked when the entry system would be replaced. Mr. Naszimento explained there has been a few set-backs with the Company however he reassured the residents and board that the entry system will be replaced. Ms. Renz also noted that the lighting outside the community room is very bad. Mr. Naszimento said that could be attributed to the lighting issues that he discussed in his Executive Director Report and that issue should be resolved shortly. She also asked if and when are the Elevators inspected because there is no signage. Mr. Naszimento said there is a monthly inspection done. Other concerns that Ms. Renz brought to the Boards attention was the flooding outside of George Conway during heavy rain, and the condition of carpet in the hallways. Mr. Naszimento said he would look into those concerns.

Ms. Judy Henry, George Conway resident asked if anything could anything could be done about the cars that speed into the complex, she suggested speed bumps. Chairman Jampel said he will look into it.

Ms. Ann Selk, David Fried resident, requested donations for Epiphany Church Thanksgiving Feast that supplies Thanksgiving Dinner to many of our residents.

Ms. Christa Dondero, George Conway resident thanked the Board and Mr. Naszimento for the new fans in the community room.

Ms. Barbra McGovern, George Conway resident suggested that the Board buy the maintenance men new vehicles to cart around the shovels and ice melt since winter is coming and they do not have any vehicles to do this work with.

Ms. Barbara Soltys, George Cowney resident asked the Board if they would consider painting all interiors of the apartments and not just the halls and vacant units. Chairman Jampel said they would look into that.

Mr. Sal Abazia, Forge Pond resident said that the Housing Authority should supply the Community Room with cable since the direct tv promotion ended. Mr. Naszimento said he is working getting cable in the community room working again.

Mr. Reginald Durant, asked the status of emergency pull strings in laundry room and bathrooms in community room as well as getting ADA doors for the community room. Mr. Naszimento said he is aware of these request and they are looking into the request.

Closed Executive Session

- **2017-53** 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 the matters pending or anticipated litigation; specifically litigation regarding Anthony Matthews Lawsuit and Joseph Jensen Lawsuit.

Motion to enter into closed session was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:33PM. Motion to open the meeting to the public was made by Vice Chair Russell and seconded by Commissioner Dunne. The meeting re-opened to the public at 8:04PM

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dyer and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:05PM.



Jacob Naszimento
Secretary/Executive Director

MINUTES
Regular Meeting
November 20, 2017

The regular meeting of the Housing Authority of the Township of Brick was held on November 20, 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 Vice Chair Russell at 6:30 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Dyer

Commissioner Dunne

Commissioner Gedrich

Vice Chair Russell

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

Absent from the meeting was Commissioner Scaturro, Commissioner Terebush and Chairman Jampel.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on October 30, 2017 was made by Commissioner Dyer and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Motion to approve the minutes of the closed executive session held on October 30, 2017 was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Executive Director gave monthly report to commissioners and residents in attendance.

TREASURER'S REPORT

Commissioner Dyer read the treasurer's report for those present.

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

COMMITTEE REPORT

Ms. Partusch, Resident Services announced all December events that resident's may participate in.

OLD BUSINESS

None to report.

NEW BUSINESS

- Resolution **2017-54** authorizing the solicitation of price quotations for carpet installation on an as needed basis.

Commissioner Dyer asked how much was spent on carpet in the last contract. Mr. Naszimento said he will get back to him with the exact number. Motion to approve solicitation of price quotations for carpet installation on an as needed basis was made by Commissioner Gedrich and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

- Resolution **2017-55** authorizing the hiring of a part-time clerk typist.

Motion authorizing the hiring of a part-time clerk typist was made by Commissioner Dunne and seconded by Commissioner Gedrich. Upon roll call, all Commissioners voted "Aye".

Public Input

Ms. Judy Henry, George Conway resident, thanked the Board for the generous donation of Turkeys to the Epiphany Church. She also mentioned that the EMS were at George Conway over the weekend and had trouble getting into the building.

Ms. Siobhan Noonan, Forge Pond resident made the Board aware that she suffers from an anxiety order and that the infestation in Forge Pond is causing her a lot of anxiety. She also mentioned that Mr. Naszimento is doing a fantastic job.

Ms. Karmella Giglio, Forge Pond resident brought to the Board's attention that Mr. Tom Barnes whom also resides in Forge Pond building has been doing an excellent job raking and cleaning up leaves and pine needles at the Forge Pond building and she just wanted his hard work recognized.

Ms. Mabel Gurski, Forge Pond resident said that there is a very bad odor on the first floor "B" wing and that the carpet has all broken glass that was not cleaned up.

Mr. Frank Carnesi, Forge Pond resident said that not everyone is compliant with preparing their unit for infestation treatment and the building is loaded with roaches.

Mr. Reginald Durant, Forge Pond resident, thanked Mr. Naszimento for cable in the Community Room and the pull cords in the bathroom, however what is the status of pull cords in the laundry room and installing an ADA door in the Forge Pond community room. Mr. Naszimento said they are in consideration however nothing has been decided on as of yet.

Ms. Wilma Flagg, Forge Pond resident, asked that the Board consider hiring another maintenance man and also remove that bar on the ground floor garbage chute, since this is a senior or disabled housing and there are no small children living here.

Ms. Diana Partusch, Forge Pond resident, asked if there will be any type of bug treatment in December because with the holiday's it would be easier if there was not. Mr. Naszimento said nothing has been scheduled for December.

Ms. Ann Selk, David Fried resident said that the cleaning people never come and clean the vestibules at David Fried. Mr. Naszimento will speak with them.

Vice Chair Russell, thanked everyone for coming to the Board Meeting and for their comments and concerns. Vice Chair Russell also thank the Board of Commissioners, the Trustees of the Authority and especially Chairman Jampel for donating the Turkeys to Epiphany Church, she thanked Ms. Judy Henry and Ms. Ann Selk for all their hard work and dedication to Epiphany Church and providing so many people with a Thanksgiving meal. Vice Chair Russell wished all in attendance a Happy Thanksgiving.

Closed Executive Session

None to report.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:08PM.

Jacob Naszimento
Secretary/Executive Director