

MINUTES
Virtual Meeting
October 25, 2021

The regular meeting of the Housing Authority of the Township of Brick was held on October 25, 2021 at 6:30 PM in the David Fried Community Room.

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

After saluting the Flag, Chairman Jampel asked for a moment of silence for the recent passing of Barbara Soltys, a resident of George Conway and active member in the tenant's association.

Upon Roll Call those present were:

Commissioner Russell	Vice Chairman Dyer
Commissioner Linkin (via zoom)	Chairman Jampel
Commissioner Mammano	

Absent from the meeting was Commissioners Dunne and Oliver.
Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on September 27, 2021 was made by Vice Chairman Dyer and seconded by Commissioner Russell. Upon roll call, all Commissioners Russell, Linkin, Mammano and Chairman Jampel voted "Aye". Vice Chairman Dyer abstained because he was absent from this meeting.

EXECUTIVE DIRECTOR REPORT

The Executive Director gave monthly report to commissioners and residents in attendance and included the expenditures using the CARES Act.

TREASURER'S REPORT

Vice Chairman Dyer read the treasurers report for those in attendance.
Motion to approve Section 8 payment checks #31193 through #31214 and Direct Deposit payments #3559 through #3366, BHA operating payment checks #26271 through #26275, BHCDC RAD Operating Payment Checks #1994 through #2025, tenant security refund check #100 and Tenant Service Account payment checks #3179 was made by Vice Chairman Dyer and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

OLD BUSINESS

No old business to discuss

NEW BUSINESS

Resolution #2021-24 awarding contract for Elevator maintenance to Atlas Elevator.

Mr. Naszimento discussed the particulars of the bid proposals received outlined in the resolution. After a discussion on price, Mr. Naszimento added that the attorney Terry Brady reviewed the bids received for compliance. After discussion motion authorizing award of contract for elevator maintenance to Atlas Elevator for a one-year period beginning November 1, 2021 and ending October 31, 2022 was made by Commissioner Russell and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Motion authorizing the Board to enter into public session was made by Commissioner Russell and seconded by Vice Chairman Dyer. The meeting was open to the public at 6:45PM to discuss any concerns they may have. Upon roll call, all Commissioner voted "Aye".

Ms. Ginger Oppenheimer, George Conway resident, thanked Mr. Naszimento for donating the master bingo board to the Tenants Association noting it was a big hit and appreciated by all. She also thanked all involved in providing lunch to the residents. Ms. Oppenheimer asked if the intercom system could be fixed. Mr. Naszimento said that the system is outdated and very old and it would not be feasible to replace. Discussion about newer technology and the emergency alert system that we have in place for emergencies. Chairman Jampel suggested we test the emergency call system to be sure it works properly in the event of emergency.

Ms. Joan Callaghan, George Conway resident asked since a bad storm is expected have the generators been tested and are the working? Mr. Naszimento assured all in attendance that the generators have been tested and are in working order in the event power is lost. There was also a discussion about the hallway outlets that are now connected to the generator for those on oxygen.

Ms. Linda Chichetto, George Conway resident asked when the Board was going to hire Jake as full time Executive Director. Chairman Jampel said that the Board will be discussing in closed session the Executive Director Position.

With no other concerns motion to closed public input was made by Commissioner Russell and seconded by Vice Chairman Dyer. Upon roll call all Commissioners voted "Aye".

Resolution #2021-25 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; specifically, for the purpose of discussing Executive Director Employment Contract; Action may or may not be taken upon return to regular open session.

Motion to close the meeting to the public was made by Vice Chairman Dyer and seconded by Commissioner Mammano, upon roll call all Commissioners voted "Aye".

The meeting was closed to the public at 7:00PM.

The meeting opened to the public at 7:07PM

Resolution #2021-26 authorizing the execution of an employment contract with Jacob Naszimento for the position of Executive Director.

Motion authorizing the execution of an employment contract for one year with Jacob Naszimento for the position of Executive Director was made by Commissioner Mammano and seconded by Vice Chairman Dyer. Each Commissioner congratulated Mr. Naszimento and praised his accomplishments and efforts at the Brick Housing Authority. Mr. Naszimento thanked the Board, staff members and residents for all their support and encouragement. 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 Mammano and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:11PM.



Jacob C. Naszimento,
Executive Director/Secretary