

**MINUTES**  
**Regular Meeting**  
**November 22, 2021**

The regular meeting of the Housing Authority of the Township of Brick was held on November 22, 2021 at 6:30 PM in the Forge Pond 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 all those in need of prayer.

**Upon Roll Call those present were:**

Commissioner Russell (via zoom)	Commissioner Oliver
Commissioner Linkin	Chairman Jampel
Commissioner Mammano	

Absent from the meeting was Commissioners Dunne and Vice Chairman Dyer.  
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 October 25, 2021 was made by Commissioner Mammano and seconded by Commissioner Linkin. Upon roll call, Commissioners Russell, Linkin, Mammano and Chairman Jampel voted "Aye". Commissioner Oliver abstained because she was absent from this meeting.

Motion to approve the closed session minutes from the Board of Commissioners meeting held on October 25, 2021 was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, Commissioners Russell, Linkin, Mammano and Chairman Jampel voted "Aye". Commissioner Oliver abstained because she was absent from this meeting.

**EXECUTIVE DIRECTOR REPORT**

The Executive Director read his monthly report to commissioners and residents in attendance and included the expenditures using the CARES Act. Chairman Jampel asked for the status of quotes received for the heat exchange on the boilers. Mr. Naszimento said he is expecting to receive a couple more and will discuss with the building and grounds when they are all received. Chairman Jampel also inquired about the time frame of the flooring. Mr. Naszimento said the flooring should be complete by the end of next week.

## **TREASURER'S REPORT**

Chairman Jampel read the treasurers report for those in attendance.

Motion to approve Section 8 payment checks #31215 through #31235 and Direct Deposit payments #3645 through #3728, BHA operating payment checks #26276 through #26280, BHCDC RAD Operating Payment Checks #2026 through #2056, tenant security refund check #101 through #103, Tenant Service Account payment checks #3180 and Management Account payment check #103 was made by Commissioner Oliver and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

## **OLD BUSINESS**

No old business to discuss

## **NEW BUSINESS**

Resolution #2021-27 appointing Jacob Naszimento as fund commissioner for the Joint Insurance Fund for this authority.

Mr. Naszimento explained that this is done annually and its basically making him the point of contact when there is a need to deal with the Joint Insurance Fund. Motion to appoint Jacob Naszimento as fund commissioner was made by Commissioner Linkin and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye".

Resolution #2021-28 authorizing the transfer of \$4,500.00 of the laundry services concession to fund the tenant service account.

Mr. Naszimento noted that this is done every year to fund different tenant functions such as the bbq or holiday party. Motion to authorize the transfer of laundry concession funds of \$4,500.00 to fund the tenant service account was made by Commissioner Oliver and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

Resolution #2021-29 rejecting all bid proposals received for mechanical engineering design in regards to the replacement of the boilers in George Conway.

Commissioner Linkin on behalf of the building and grounds led the discussion as to the reason that all the bid proposals received for this project is being rejected. After a lengthy discussion motion to reject all bids received was made by Commissioner Mammano and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

## PUBLIC INPUT

Motion authorizing the Board to enter into public session was made by Commissioner Mammano and seconded by Commissioner Oliver. The meeting was open to the public at 6:50PM to discuss any concerns they may have. Upon roll call, all Commissioner voted "Aye".

Ms. Cynthia Lombardo, George Conway resident asked if there was a time frame for the boilers to be fixed because she is tired of Luke warm water. Chairman Jampel reiterated that we are currently working on the remedy for the hot water issues in George Conway, he explained that the Building and Grounds Committee took a look at several different remedies and that once all the quotes are received to replace the heat exchange we will have a special meeting to approve and have the work started.

Ms. Mabel Gurski, Forge Pond resident asked that we consider treating all the apartments and the common areas in Forge Pond for roaches.

Ms. Judy Henry, George Conway resident said the carpet on the 2<sup>nd</sup> floor is really bad and the foyer/lobby needs some sprucing up to be more inviting to visitors. Mr. Naszimento said he has already scheduled the carpet to be professional cleaned and he hopes to replace all the carpet with luxury tile in the future and as far as the lobby is concerned, we can hang pictures on the walls but adding additional furniture, because the Fire Marshall will cite us a violation for blocking egress. Ms. Henry also thanked the Board on behalf of Epiphany Church for the very generous donation to their Annual Thanksgiving Feast.

Ms. Ginger Oppenheimer, George Conway resident asked if the paint on floor in the lobby can be removed. Mr. Naszimento said he was unaware of paint on the floors and will have a look at it and speak to maintenance.

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

Resolution #2021-30 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.

Chairman Jampel on behalf of the Board wished everyone in attendance a Happy Thanksgiving.

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

The meeting was closed to the public at 7:02PM.

The meeting opened to the public at 7:15PM

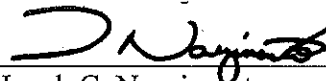
Resolution #2021-31 amending the employment contract with Jacob Naszimento to include paternity leave.

Motion authorizing the amended changes to the employment contract with Jacob Naszimento to include 3 paid weeks of paternity leave retro the date of his signed contract was made by Commissioner Russell and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

Mr. Naszimento thanked the Board.

**Adjournment:**

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Oliver and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:17PM.

A handwritten signature in black ink, appearing to read "J. Naszimento", written over a horizontal line.

Jacob C. Naszimento,  
Executive Director/Secretary