

**MINUTES**  
**Regular Meeting**  
**APRIL 25, 2022**

The regular meeting of the Housing Authority of the Township of Brick was held on April 25, 2022 at 6:30 PM virtually hosted by zoom.

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

**Upon Roll Call those present were:**

Commissioner Russell	Commissioner Oliver
Commissioner Linkin	Commissioner Dunne
Commissioner Mammano	Chairman Jampel

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

Absent from the meeting was Vice Chairman Dyer.

Chairman Jampel asked for a moment of silence for the troubled times we are living in.

**APPROVAL OF MINUTES**

Motion to approve the open session minutes from the Board of Commissioners meeting held on March 28, 2022 was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, Commissioners Russell, Mammano, Oliver, Dunne, and Linkin voted "Aye". Chairman Jampel abstained.

**EXECUTIVE DIRECTOR REPORT**

The Executive Director read his monthly report to commissioners and residents in attendance. Chairman Jampel asked for a description in regards to hot water problems. Mr. Naszimento said that it was a particular unit that had been reporting their shower was not getting hot water and the plumber found behind the shower wall a part that had broken causing the cold and hot water to mix. Once that part was replaced, all the hot water in the unit was restored to normal settings. Chairman Jampel also noted that the apartment turnovers are abnormally high and asked why. Mr. Naszimento said that we had a few residents pass away and that most went to long term care facilities.

**TREASURER'S REPORT**

Tom Furlong read the treasurers report for those present.

Motion to approve Section 8 payment checks #31328 through #31352 and Direct Deposit payments #4063 through #4145, BHA operating payment checks #26294 through #26299, BHDCD RAD Operating Payment Checks #2204 through #2231, tenant security refund checks #115 through #118, was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

## OLD BUSINESS

No old business to discuss

## NEW BUSINESS

Resolution 2022-4 approving the introduction of the 2022/2023 Annual Budget. Tom Furlong, the Authority's fee accountant was present to discuss the introduction of the June 30<sup>th</sup>, 2023 budget. A finance committee meeting was held to discuss the budget in detail so Tom went over the following details: 1. Revenue was up 4% due to the increase in Section 8 leasing that will take place in the upcoming year. 2. Expenses are up 3% as inflation is higher which will affect maintenance and insurance costs. 3. The only staff changes were the retirement of the section 8 coordinator and the change of the tenant service coordinator from part-time to full-time. Employee benefits were unaffected by these changes. The surplus for the year is projected to be \$451,908 an increase of \$82,520 from the prior year. The overall surplus after the increase noted will be \$595,379. Commissioner Russell relayed the Finance Committee meeting thoughts and the budget was recommended for introduction and will be brought forth for adoption after the DCA review. Motion to approve the introduction of the 2022/2023 Annual Budget was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

Resolution 2022-5 authorizing the advertisement for General Legal Service. Motion authorizing the advertisement for General Legal Services was made by Commissioner Mammano and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye".

Resolution 2022-6 authorizing the advertisement for Fee Accountant Service. Motion authorizing the advertisement for Fee Accountant Services was made by Commissioner Linkin and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye".

Resolution 2022-7 authorizing the advertisement for Independent Auditor Services. Motion authorizing the advertisement for Independent Auditor Services was made by Commissioner Mammano and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

## PUBLIC INPUT

Chairman Jampel ask those in attendance if they had any comments or concerns.

Residents from Forge Pond noted they are concerned about the reported cases of bedbugs in their building and feel that every unit should be inspected. Mr. Naszimento noted that there has been less than a handful reported in Forge Pond and that those units have been treated accordingly. Chairman Jampel asked if the maintenance men can do the inspection for bed bugs after being properly trained to do so. Mr. Naszimento said sure he could speak with the maintenance department and our current pest control vendor and he takes this issue very seriously.

PUBLIC INPUT.....continued.

Ms. Linda Cicchetto, George Conway resident asked if the Housing Authority can add another bench and table under the pavilion. Mr. Naszimento said he would review this with the building and grounds committee. There was also a discussion that pursued when Ms. Cicchetto said that now that marijuana is legal the smell in the hallways have intensified. Mr. Naszimento said although it is legal it is still not permitted to be smoked in the units and that the Fire Chief will be visiting our property's unannounced to inspect our buildings for smoking. He also said anyone caught smoking in their unit's cigarettes or marijuana risk the possibility of eviction.

Ms. Elsie Cronin, Forge Pond resident said the landscaping and mulch around the building looks great.

Motion to close the public portion of the meeting was made by Commissioner Oliver and seconded by Commissioner Linkin. 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 Commissioner Oliver. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:07PM.

  
Jacob C. Naszimento,  
Executive Director/Secretary