

**MINUTES**  
**Regular Meeting**  
**February 27, 2023**

The regular meeting of the Housing Authority of the Township of Brick was held on February 27 2023 at 6:30pm at the George Conway 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.

**Upon Roll Call those present were:**

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

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney via zoom, Thomas Furlong, Accountant via zoom and Rich Larsen, Auditor for Novogradic & Co., via zoom.

Vice Chairman Dyer was absent.

Upon salute to the Flag, Chairman Jampel asked for a moment of silence for those in need especially George Conway Resident, Cynthia Lombardo whom is currently having health issues.

**APPROVAL OF MINUTES**

Motion to approve the open session minutes from the Board of Commissioners meeting held on January 30, 2023 was made by Commissioner Mammano and seconded by Commissioner Linkin. Upon roll call, Commissioners Russell, Dunne, Oliver, Mammano and Linkin voted "Aye". Chairman Jampel abstained because he did not attend that meeting.

**EXECUTIVE DIRECTOR REPORT**

The Executive Director read his monthly report to commissioners and residents in attendance. Commissioner Oliver commented that the Dental Clinic at the Jersey Shore University Medical Center is a beautiful clinic. After a brief discussion, Mr. Naszimento asked if the BHCDC would help providing transportation. Chairman Jampel said yes, a bus would be provided.

**TREASURER'S REPORT**

Mr. Furlong read the treasurer's report for those in attendance.

Motion to approve the Section 8 payment checks #31523 through #31538 and direct deposit #4919 through #5002 was made by Commissioner Dunne and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye"

Motion to approve BHA operating payment checks #26331 through #26336 was made by Commissioner Dunne and seconded by Commissioner Linkin. Upon roll call all Commissioners voted "Aye".

Motion to approve RAD Operating payment checks #2512 through #2551 was made by Commissioner Dunne and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

Motion to approve Tenant Escrow Account check #136 through #139 was made by Commissioner Dunne and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

### **OLD BUSINESS**

No old business to discuss.

### **NEW BUSINESS**

Resolution #2023-2 certifying review and authorizing submission of the Annual Independent Audit to the Local Finance Board.

Chairman Jampel said that the Finance Committee met with the Accountant and Auditor to discuss the Audit for FYE June 30, 2022. He then introduced Rich Larsen from the firm Novogradic & Company. Mr. Larsen discussed the three areas that comprise the Audit. First being the audit of financial, then compliance and lastly internal control all of which had no findings and he gave an unmodified opinion. He also stated that the Authority has very good liquidity, compliance and internal control. He was happy to give an unmodified opinion with no findings, which he explained is the highest opinion given. Chairman Jampel thanked the staff and the professionals for keeping everything running smoothly. Motion to certify review and authorize 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 Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

Resolution #2023-3 authorizing the purchase of electricity supply services for public use on an online auction website.

Mr. Naszimento gave a brief re-cap of the purpose of going this route with our energy supply companies. He noted the two resolutions are the first step in the process to negotiate for cheaper electricity and gas cost. Chairman Jampel elaborated and gave an example to estimated cost savings to the Authority. Motion to authorize the purchase of electricity supply services for public use on an online auction website was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, all Commissioners vote "Aye".

Resolution #2023-4 authorizing the purchase of natural gas supply services for public use on an online auction website.

Motion to authorize the purchase of natural gas supply services for public use on an online auction was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

## PUBLIC INPUT

Chairman Jampel opened the floor for public comment.

Judy Henry, George Conway resident asked if we were cancelling Comcast Cable from the building. Mr. Naszimento clarified that just the office is cancelling their business account with Comcast, however residents will have the option between Verizon Fios and Comcast Xfinity for cable providers.

Janet Moore, George Conway resident asked who was responsible of suppling the community room bathrooms with paper towels. Mr. Naszimento said maintenance and for these kind of issues she should notify the office or call maintenance when supplies are running low in common areas.

Angela Bardi, Forge Pond resident asked what the noise ordinance was for the Brick Housing Authority. Mr. Naszimento said it is the same ordinance as the entire Township of Brick and complaints should be called into the Police Department. After a brief discussion Mr. Naszimento asked Ms. Bardi to call him to discuss this with her so that maybe he can handle it in a subtle way prior to notify the police.

Motion to close the public portion of the meeting was made by Commissioner Linkin and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye".

## CLOSED SESSION

Resolution #2023-5 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; specifically, for the purpose of discussing TWU local 220, action may or may not be taken upon return to regular open session.

Motion to enter into closed session to discuss the TWU local 220 collective bargaining agreement was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye". Commissioner Russell excused herself from the closed session due to a conflict of interest of the discussed subject matter. The meeting was closed to the public at 6:55PM

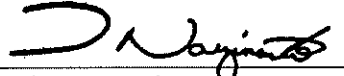
Motion to open the meeting to the public was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye" The meeting was re-opened the public at 7:15PM.

Resolution #2023-6 authorizing contract between the Housing Authority and the Transport Workers Union, Local 225, for the three-year period July 1, 2022 through June 30, 2024.

Motion authorizing contract between the HATB and the TWU, Local 225 for the three-year period July 1, 2022 through June 30, 2024 was made by Commissioner Linkin and seconded by Commissioner Mammano. Upon roll call, Commissioners Mammano, Dunne, Oliver, Linkin, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioner Russell was not present for the Union Contract vote.

**Adjournment:**

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



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Jacob C. Naszimento,  
Executive Director/Secretary