

MINUTES
Regular Meeting
April 24, 2023

The regular meeting of the Housing Authority of the Township of Brick was held on April 24, 2023 at 6:30pm at 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.

Upon Roll Call those present were:

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

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

Vice Chairman Dyer was absent.

Upon salute to the Flag, Chairman Jampel asked for a moment of silence for those in need and for George Conway Resident, Joe Bosland whom recently passed away.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on March 27, 2023 was made by Commissioner Dunne and seconded by Commissioner Linkin. Upon roll call, Commissioners Russell, Dunne, Oliver, Linkin and Chairman Jampel voted "Aye". Commissioner Mammano abstained because she did not attend that meeting.

EXECUTIVE DIRECTOR REPORT

The Executive Director read his report for those in attendance. In regards to the application to HUD to increase our payment standard to 120%, Mr. Naszimento informed the Board that he had received an email from HUD that his request has been approved. There was a brief discussion on what that means to the Authority. Mr. Furlong, Accountant explained how we would receive that funding on our next fiscal year. Commissioner Mammano said she was happy to hear that HUD approved our waiver for the increase. Chairman Jampel asked Mr. Naszimento about the responses to the dental clinic. Mr. Naszimento said we received less than 20 responses back.

TREASURER'S REPORT

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

Motion to approve the Section 8 payment checks #31557 through #31573 and direct deposit #5087 through #5170 was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye"

Motion to approve BHA operating payment checks #26341 through #26344 was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call all Commissioners voted "Aye".

Motion to approve RAD Operating payment checks #2579 through #2611 was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

Motion to approve Tenant Escrow Account check #143 was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC 1% Account check #105 was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

OLD BUSINESS

No old business to discuss.

NEW BUSINESS

Resolution #2023-9 approving the introduction of the 2023/2024 Annual Budget.

Mr. Tom Furlong, the Authority's fee accountant was present to discuss the introduction of the June 30th, 3034 budget. A finance committee meeting was held to discuss the budget in detail so Mr. Furlong went over the following details with the additional board members. 1. Revenue was up 11% due to the increase in Section 8 leasing that will take place in the upcoming year and the four new units received with HUD fair share allocation. In addition, rents will see a significant increase as tenants received an 8.7% increase in their social security. Also with the rise in interest rates we expect interest earnings to increase as well. 2. Expenses are up 10% as inflation is higher, which will affect maintenance and insurance costs. Salaries will increase 3.5% based on the new Union Contract adopted by the Board. In addition, salaries will increase for those employees scheduled to receive longevity and steps. Employee benefits rates increased close to 20% as the State saw significant rate hikes. 3. Staffing remained the same. 4. Utility costs will increase as some of the favorable contracts we had to purchase electric/gas are coming due and expected to be higher. Mr. Furlong also added the surplus for the year is projected to be \$537, 838 an increase of \$85,930 from the prior year. The overall surplus after the increase noted will be \$1,799,839. Commissioner Russell relayed the Finance Committee meeting notes and the budget was recommended for introduction and will be brought four for adoption for the DCA review. Motion to approve the introduction of the 2023/2024 Annual Budget was made by Commissioner Mammano and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Resolution #2023-10 authorizing advertisement for General Legal Services

Motion to approve the advertisement for General Legal Services was made by Commissioner Mammano and seconded by Commissioner Dunne. Upon roll call, all Commissioner voted "Aye".

Resolution #2023-11 authorizing advertisement for Fee Accountant Service.

Motion to approve the advertisement for Fee Accountant Service was made by Commissioner Mammano and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Resolution #2023-12 authorizing advertisement for Independent Auditor Service.

Motion to approve the advertisement for Independent Auditor Service was made by Commissioner Russell and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Motion to enter into public input was made by Commissioner Dunne and seconded by Commissioner Mammano. Upon roll call, all Commissioner voted "Aye".

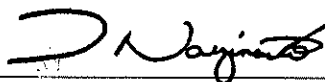
Chairman Jampel opened the floor for public comment at 6:54PM.

Mr. Chester Johnson, David Fried resident asked if the sprinklers will be put on at the David Fried Complex. Mr. Naszimento said he would speak to maintenance.

There being none. Motion to close the public portion of the meeting was made by Commissioner Dunne and seconded by Commissioner Mammano. 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 Dunne and seconded by Commissioner Mammano. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 6:57PM.



Jacob C. Naszimento,
Executive Director/Secretary