

MINUTES
Regular Meeting
November 25, 2024

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, November 25, 2024 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	Commissioner Dunne
Commissioner Linkin	Vice Chairman Dyer
Commissioner Oliver	Chairman Jampel

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

After the salute to the Flag, there was a moment of silence for those in need.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on October 28, 2024 was made by Commissioner Linkin and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento read his report for those present.

TREASURER'S REPORT

Vice Chairman Dyer read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #31907 through #31927 and direct deposit #6605 through #6679, BHA operating payment checks #26434 through #26438, RAD Operating payment checks #3148 through #3183, security deposit refund payment checks #168 through #169, Tenant Service payment checks #3219 through #3220 and TD Account payment check #108 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Payment vouchers were approved unanimous consent.

OLD BUSINESS

None

NEW BUSINESS

Resolution #2024-20 appointing Jake Naszimento as fund commissioner for the Joint Insurance Fund (JIF)

Motion to appoint Mr. Naszimento as fund commissioner for the Joint Insurance Fund was made by Commissioner Russell and seconded by Commissioner Linkin. Mr. Naszimento explained how the JIF requires that each entity who belongs to the Joint Insurance Fund appoint a fund commissioner to attend their meetings and act as a liaison for the Authority. Upon roll call, all Commissioners voted "Aye"

Resolution #2024-21 awarding elevator maintenance contract to 3 Phase Excel D.B.A Tec Elevator.

Commissioner Linkin moved, and Commissioner Russell seconded, a motion to approve the award of the contract to 3 Phase Excel D.B.A. Tec Elevator. Mr. Naszimento explained to the Board that two years ago, the contract was awarded to ATLAS Elevator, whose poor performance led to the cancellation of their contract. A new contract was then signed with TEC Elevator to complete the remaining work. Mr. Naszimento added that TEC Elevator was the only bidder for this new contract and expressed his satisfaction with their performance. Upon roll call, all Commissioners voted "Aye."

PUBLIC INPUT

Motion to open the meeting to the public was made by Commissioner Linkin and seconded by Commissioner Russell. The meeting was open to the public at 6:50pm.

Mr. John Bigly, a resident of George Conway, inquired about the replacement of dumpsters to include handicap-accessible sides. Mr. Naszimento responded that he plans to work with the new garbage company to replace the few dumpsters requiring handicap-accessible sides once they are back in stock, as they are currently unavailable. Mr. Bigly also mentioned that the tables and chairs in the community room are in poor condition and suggested that new ones should be ordered.

Ms. Janet Moore, a resident of George Conway, said the library floor is really bad and something has to be done. Mr. Naszimento said once the ground floor C wing floor is fixed he will look into the repair of the floor in the library.

Ms. Fran Staret, a resident of George Conway asked what the requirements with the fire code regarding every apartment having a fire extinguisher. After a lengthy discussion, Chairman Jampel instructed Mr. Naszimento to check the requirement with the Fire Marshall.

PUBLIC INPUT

Ms. Jennifer Stewart, a resident of George Conway said that people are smoking right outside the front door and not in the designated areas and it bothers her.

Ms. Angela Bardi, a resident of Forge Pond said that one of the red fire boxes on the ground floor near laundry room had the door open over the weekend. Mr. Naszimento said he was not sure which box she was referring to and after the meeting he would go check it out.

Ms. Judy Henry, a resident of George Conway agreed with Mr. Bigley that some table and chairs in the Community Room needed to be replaced. Ms. Henry also wished the Board and Staff a very happy and blessed Thanksgiving.

Chairman Jampel thanked all those in attendance for their input and asked for a motion to close the public input portion of the meeting. Motion to close was made by Commissioner Linkin and seconded by Commissioner Oliver.


Resolution #2024-22 authorizing the meeting to be closed to the public for the purpose of discussing pending or anticipated litigation.

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

Motion to come out of closed session was made by Vice Chairman Dyer and seconded by Commissioner Oliver.

Adjournment:

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Linkin and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:06 PM.



Jacob C. Naszimento,
Executive Director/Secretary