

**MINUTES**  
**Regular Meeting**  
**JUNE 30, 2025**

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, June 30, 2025, at 6:30pm at the David Fried Community Room

The meeting was called to order by Vice Chairman Dyer 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 (via zoom)
Commissioner Linkin	Vice Chairman Dyer
Commissioner Dunne	Chairman Jampel (6:35PM)

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

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

**APPROVAL OF MINUTES**

A motion to approve the open session minutes from the Board of Commissioners meeting held on May 19, 2025, was made by Commissioner Linkin, and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

**EXECUTIVE DIRECTOR REPORT**

Mr. Naszimento presented his monthly report, offering a comprehensive overview of both completed tasks and those initiated during the reporting period.

Chairman Jampel arrived at 6:35 PM and addressed the domestic hot water update. He expressed concern regarding the firm hired by the Housing Authority, noting that while the vendor's credentials appeared strong on paper, the process has not met expectations. The intent was for a streamlined evaluation and resolution of the hot water issues well before the onset of winter; however, the approach to identifying and addressing the root of the problem has been disappointing. Mr. Naszimento stated he would contact the firm the following day to gather further details.

Commissioner Linkin asked how things were going with the recent uptick of portability vouchers. Mr. Naszimento responded that they've been working out well, noting that most voucher holders already have a place selected, which makes the administrative process more straightforward. He explained that sometimes the Housing Authority absorbs the voucher, and other times it bills the Housing Authority the individual is coming from. In those cases, a small administrative fee is earned.

### **TREASURER'S REPORT**

Vice Chairman Dyer read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32071 through #32099 and direct deposit #7115 through #7189, BHA operating payment checks #26467 through #26470, RAD Operating payment checks #3372 through #3402, Security deposit refund payment check #183, was made by Commissioner Linkin and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye."

### **OLD BUSINESS**

None to report.

### **NEW BUSINESS**

- **Resolution 2025-13 adopting the 2025/2026 Annual Budget.**

Mr. Naszimento added that the budget was introduced at the April Board meeting and sent to the State, it was returned with no changes or recommendations for the Board to adopt. Motion to adopt the 2025/2026 annual budget was made by Vice Chairman Dyer and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2025-14 authorizing write off account receivable for prior tenants who ceased tenancy with amounts still due the Authority.**

Vice Chairman Dyer made a motion, seconded by Commissioner Russell, to approve writing off unpaid rent from tenants who no longer live in the units. Mr. Naszimento explained that this is a routine step done at the end of each fiscal year. He added that this year's write-off amount is the lowest it's ever been since he started, and praised the staff for doing a great job making sure tenants pay their rent on time and avoid falling behind. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2025-15 authorizing execution of a contract for Fee Accountant Services for the period July 1, 2025, through June 30, 2026.**

Mr. Naszimento said we received one bid proposal from Thomas Furlong & Associates in the amount of \$30,000 for the period July 1, 2025, through June 30, 2026, and noted it has increased \$1,500.00 from the prior year. Motion to award contract for Fee Accountant Services to Thomas Furlong & Associates was made by Vice Chairman Dyer and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

- **Resolution 2025-16 authorizing execution of a contract for Legal Services for the period July 1, 2025, through June 30, 2026.**

Mr. Naszimento reported that two bids were received for legal services: Brady and Kunz, Attorneys at Law, and Scarinci Hollenbeck, Attorneys at Law. After reviewing the cost differences, he noted that Brady and Kunz offered the most competitive rate.

A motion to award the contract to Brady and Kunz was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye."

Chairman Jampel expressed appreciation to Mr. Brady for his dedication and ongoing professionalism, which are highly valued by both the Board and Staff. Mr. Brady responded that it has been an honor and privilege to continue serving the BHA, and he does not take the opportunity for granted.

### **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 6:57pm.

Linda Cicchetto, George Conway resident asked that we remove the old beat-up chairs that are outside the community room and replace with benches. Mr. Naszimento thanked her for her input and said he will look into it.

Darlene Ward-Gardener, David Fried resident asked when the Summer BBQ will be since she had so much fun last year, Mr. Naszimento said it is usually in September and he will send notices out when it gets closer to the date.

### **RE-ORGANIZATIONAL**

Chairman Jampel turned the meeting over to the Attorney to hold the re-organizational meeting.

For the office of Chairperson, Mr. Brady opened the floor for nominations.

Commissioner Russell nominated Commissioner Jampel for the position of Chairperson. Commissioner Linkin seconded the nomination.

Commissioner Linkin made a motion to close the nominations for Chairperson and Commissioner Russell seconded. Upon roll call, Commissioners Russell, Dunne, Linkin, Oliver and Dyer voted "Aye." Commissioner Jampel abstained.

Chairman Jampel opened the floor for nominations for Vice Chairperson.

Commissioner Linkin nominated Commissioner Dyer for the position of Vice Chairperson. Commissioner Russell seconded.

Commissioner Russell made a motion to close nominations for Vice Chairperson and Commissioner Linkin seconded. Upon roll call, Commissioners Russell, Dunne, Linkin, Oliver and Chairman Jampel voted "Aye". Commissioner Dyer abstained.

**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 7:05PM.

  
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Jacob C. Naszimento,  
Executive Director/Secretary