

OCTOBER 7, 2025  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Tuesday, October 7, 2025 at 5:15 p.m. The requirements regarding notice of this meeting are in accordance with New Jersey's Open Public Meeting Act. The meeting was opened with a salute to the flag, followed by a moment of silence.

A roll call by the Chairperson showed the following:

Present:     Comm. Sharrock  
              Comm. Orchard  
              Comm. Ramey  
              Comm. McCracken  
              Comm. Robinson

Absent:       Comm. Casserly  
              Comm. Messano

The Chairperson noting a quorum was present then called the meeting to order.

**Approval of Minutes:**

Comm McCracken moved that the minutes of the September 2, 2025 meeting be approved as corrected. Comm. Orchard seconded this, with the following vote:

Comm. Sharrock	- Yes
Comm. Casserly	- Absent
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Absent
Comm. Robinson	- Yes

**Approval of Bills:**

Review and payment of October bills by the Commissioner and certified by the Treasurer that funds are available for payment of the same, were presented to the Board for payment.

There being no other objections; Comm. Sharrock moved that the bills for October be paid as presented. This was seconded by Comm. Ramey and approved by the following roll call vote:

Comm. Sharrock	- Yes
Comm. Casserly	- Absent
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Absent
Comm. Robinson	- Yes

The Chairperson declared the motion carried.

**The Chairperson asked for the report from the Executive Director**

Mr. DeSantis reported on the following:

- We will have the bid opening for the façade repair on October 23<sup>rd</sup> at 1pm
- Continuing to work on the weatherization program
- Working with a solar company to receive a 20% reduction in our electric bills
- We have 2 vacant units that we are working on renovating

**Correspondence**

None

**The Chairperson asked for Old Business**

None.

**New Business:**

Resolution 2025-15: Resolution to Adopt the Annual Budget

Commissioner Sharrock moved the above resolutions for adoption. Commissioner Orchard seconded this with the following vote:

Comm. Sharrock	- Yes
Comm. Casserly	- Absent
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Absent
Comm. Robinson	- Yes

**Reports from the Commissioners**

None.

**Open Public Portion:**

Deb Jones, Apt 2K – Advised that she has noticed rust accumulating on the scaffolding. Paul advised that he would reach out to the scaffolding company.

Sandy Caputo recommends that we put plastic sheeting and curtains on the windows to keep the cold out while waiting on the weatherization program.

Anita agrees with Sandy's recommendation on the windows. She also asked if the scaffolding is inspected.

Commissioner Robinson asked if we have alternative plans for the windows while we wait on the weatherization program. Paul advised that we are looking into alternatives as the plastic did not hold up in previous years.

**Executive Session:**

Resolution 2025-16: Resolution authorizing Executive Session

Commissioner Sharrock moved the above resolutions for adoption. Commissioner McCracken seconded this with the following vote:

Comm. Sharrock	- Yes
Comm. Casserly	- Absent
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Absent
Comm. Robinson	- Yes

There being no further business before this Board; a motion was made by Commissioner Ramey and seconded by Commissioner Sharrock to close the meeting and approved by the following roll call vote:

Comm. Sharrock	- Yes
Comm. Casserly	- Absent
Comm. Orchard	- Yes
Comm. Ramey	- Yes
Comm. McCracken	- Yes
Comm. Messano	- Absent
Comm. Robinson	- Yes

The Chairperson declared the motion carried and the meeting was adjourned.