

JANUARY 5, 2026  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, January 5, 2026 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. Ramey  
              Comm. Robinson  
              Comm. Anderson  
              Comm. Keown-Blackburn  
              Comm. Palandrano

Absent:

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

**Approval of Minutes:**

Comm Ramey moved that the minutes of the December 1, 2025 meeting be approved. Comm. Robinson seconded this, with the following vote:

Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Anderson	- Abstain
Comm. Keown-Blackburn	- Abstain
Comm. Palandrano	- Abstain

**Approval of Bills:**

Review and payment of January 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.

Amy advised that one additional payment is being made to Lanagan's for the final 50% payment for the water heater replacement in the amount of \$11,075.50 that will be held until the work is complete.

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

Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Palandrano	- Yes

The Chairperson declared the motion carried.

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

Mr. DeSantis reported on the following:

- Have been notified that going forward the accountants bill will be increase by \$150/month due to additional accounting requirements imposed by HUD
- We took the bids for the façade and we received 6 bids and will be awarding to the lowest bidder tonight for the west side and possibly a 2<sup>nd</sup> side
- We are also working on getting quotes on solar panals
- Spoke with engineer on the weatherization program and the report is not ready for submission yet. Once the report is ready it will be submitted with recommendations for energy efficiency. We are hopeful that it will come back recommending replacing the windows.
- All Inspire inspection deficiencies have been abated and we passed.

**Correspondence**

None

**The Chairperson asked for Old Business**

None.

**New Business:**

Nominations of Chairperson:

A motion was made by Commissioner Ramey nominating Commissioner Anderson for Chairperson. This motion was seconded by Commissioner Robinson and approved by the following roll call vote:

Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Palandrano	- Yes

Nomination of Vice Chairperson:

A motion was made by Commissioner Ramey nominating Commissioner Keown-Blackburn for Vice Chairperson. This motion was seconded by Commissioner Sharrock and approved by the following roll call vote:

Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Palandrano	- Yes

Consent Agenda:

Resolution 2026-1: Resolution Appointing and Confirming Attorney for the Belmar Housing Authority

Resolution 2026-2: Resolution Appointing and Confirming Landlord/Tenant Attorney

Resolution 2026-3: Resolution Appointing a Qualified Purchasing Agent

Resolution 2026-4: Resolution Appointing Paul DeSantis as Executive Director

Commissioner Keown-Blackburn moved the above resolutions for adoption. Commissioner Sharrock seconded this with the following vote:

Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Palandrano	- Yes

**Reports from the Commissioners**

Commissioner Keown-Blackburn stated that it was nice to be back to serve on the board.

Commissioner Ramey thanked Councilwoman Rondinaro for having the children come in to sing at Christmas time and thanked Robins Nest and Santa Clause for their contributions to the event.

**Open Public Portion:**

Renne Ferro asked if the window replacement project is still active? Paul advised that we are awaiting the engineers recommendation report.

**Executive Session:**

None.

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

Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Palandrano	- Yes

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