SEPTEMBER 8, 2026
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Tuesday, September 8, 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. Anderson
	Comm. Sharrock
	Comm. Ramey
	Comm. Robinson
	Comm. Palandrano
	Comm. Lubin
	Comm. Orchard
Absent:	

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

Approval of Minutes:
Comm Sharrock moved that the minutes of the August 3, 2026 meeting be approved. Comm. Robinson seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palandrano	- Yes
Comm. Lubin	- Yes
Comm. Orchard	- Abstain

Approval of Bills:
Review and payment of August 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. Lubin moved that the bills for August be paid as presented. This was seconded by Comm Anderson and approved by the following roll call vote:

Comm. Anderson	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palandrano	- Yes
Comm. Lubin	- Yes
Comm. Orchard	- Yes

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director
Mr. DeSantis reported on the following:.

- Two sides (North & West) of the building have been completed with the South & East remaining and hoping to be done by November
- Energy efficiency program is still out at the state awaiting approval to replace the thermostats in the apartments as well as putting LED lighting in the units.

Correspondence
None

The Chairperson asked for Old Business
Commissioner Lubin asked if Mr. Slater moved into the new apartment. Paul advise that he has.

Commissioner Robinson suggested we start looking into grants that we can look into for replacing the boiler.

New Business:
None.

Reports from the Commissioners
Commissioner Ramey reported that they will be hosting the 9/11 ceremony at 9am on 9/11.

Open Public Portion

Alice Pettit, 5H, reported that the Labor Day BBQ was wonderful.

Renee Faro, 6H, asked if there is any possibility of getting windows replaced prior to the window as it was extremely cold last winter. Commissioner Sharrock recommended putting the foam around the windows and you can get it at Taylor's Hardware.

Patt Wann advised that she actually went around and caulked all her windows to elevate the infiltration of the cold air.

Ellen Ramey reported that the hose out front is not working. Paul advised he will follow up with Mike.

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

Comm. Anderson	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palandrano	- Yes
Comm. Lubin	- Yes
Comm. Orchard	- Yes

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