

February 4, 2019
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met at the Housing Authority on Monday, February 4, 2019 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. Lynch
 Comm. Orchard
 Comm. Sharrock
 Comm. Blackburn
 Comm. Ramey
 Comm. Casserly
 Comm. McCracken

Absent:

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

Comm. Blackburn moved that the minutes of the January 7, 2019 meeting be approved. Comm. Sharrock seconded this, with the following vote:

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Blackburn	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Abstain

Review and payment of 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.

Commissioner Lynch asked if the electric bill was for one or two months. Amy advised that it is for only one month.

Commissioner Casserly requested an explanation of the Jersey Elevator bill. Mr. DeSantis advised that, that is our monthly elevator maintenance.

Commissioner Ramey requested an explanation of the NTN bill. Mr. DeSantis advised that, that is the charge for performing criminal and credit background checks on applicants before being offered an apartment.

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

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Blackburn	- Yes
Comm. Ramey	- Yes

Comm. Casserly - Yes
Comm. McCracken - Yes

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Mr. DeSantis reported on the following:

- We have reviewed our waiting list and we are down to a minimal number on the list so we will be re-opening the list as of 3/1/19
- We will be revising the application to include the applicants acknowledgement of having a criminal and credit background check completed before an offer of an apartment is made
- Even though we have had a cold streak recently our boilers worked to capacity
- We have found that there is a draft coming in to the community room for the door so the contractor will be coming in to resolve that issue
- Over the weekend one of the hot water heaters broke down so we may need to replace it. We have received one quote at \$20,000.
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Correspondence

None.

The Chairperson asked for Old Business

None.

The Chairperson asked for New Business

Resolution 2019-5: Resolution to Open the Belmar Housing Authority Waiting List

Comm. Sharrock moved the resolutions for adoption. This was seconded by Comm. Ramey and approved by the following roll call vote:

Comm. Lynch - Yes
Comm. Sharrock - Yes
Comm. Orchard - Yes
Comm. Blackburn - Yes
Comm. Ramey - Yes
Comm. Casserly - Yes
Comm. McCracken - Yes

Reports from the Commissioners

Commissioner Blackburn announced that her husband seen John McDonald at the Manor By The Sea and that he is doing very well.

OPEN PUBLIC PORTION:

Mary Manley advised that she is concerned with the government shutdown and our bills not getting paid due to it. Amy advised that the housing authority pays all of their own bills and that none of the bills are paid directly by the government.

Mary Manley also advised that due to the cold weather she feels we should be more proactive with the heating in the building as the heat is not reaching all apartments in the building and she would like an explanation as to why it is not addressed. Mr. DeSantis advised that when a complaint is received regarding an apartment being cold that Mike investigates and attempts to resolve the issue if one is apparent. For example if there is a draft coming in from the window he will caulk around it and or put plastic over the window. He will also check the temperatures of the pipe and in the cases where he has

that have been at the appropriate temperature of 180 degrees. He also advised that in one particular complain that Mike investigate he found the apartment to have 3 windows open along with the A/C unit still in the window.

Mr. DeSantis advised that if you feel cold in your apartment you should notify Mike. He also advised to keep your windows closed and do not block the radiator in your apartment as the heat will not circulate if it is blocked.

Bruce Pettit responded that the heating system needs to bled every fall.

Mayor Walsifer and Business Administrator Kirschenbaum were in attendance to introduce themselves and thanked everyone for inviting them to the meeting.

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

Comm. Lynch	- Yes
Comm. Sharrock	- Yes
Comm. Orchard	- Yes
Comm. Blackburn	- Yes
Comm. Ramey	- Yes
Comm. Casserly	- Yes
Comm. McCracken	- Yes

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