

SEPTEMBER 5, 2023
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Tuesday, September 5, 2023 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. Orchard
 Comm. Ramey
 Comm. Casserly
 Comm. McCracken
 Comm. Messano

Absent: Comm. Lynch
 Comm. Sharrock

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

Approval of Minutes:

Comm McCracken moved that the minutes of the August 7, 2023 meeting be approved. Comm. Casserly seconded this, with the following vote:

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

Approval of Bills:

Review and payment of September 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. McCracken moved that the bills for September be paid as presented. This was seconded by Comm Orchard and approved by the following roll call vote:

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

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Mr. DeSantis reported on the following:

- Signed contract for elevator modernization and there will be a resolution on for the next meeting confirming
- Will be retaining engineer to draw up the bid specs for the façade repair
- The vacant unit has been filled

Correspondence

None

The Chairperson asked for Old Business

None.

New Business:

Resolution 2023-12: Resolution Approving Engineer Scope of Work

Commissioner Casserly moved the above resolution for adoption. Commissioner Ramey seconded this with the following vote:

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

Reports from the Commissioners

Commissioner Casserly thanked Paul for procuring speaker system for meeting and thanked the Coast Star for publishing the meeting announcement.

Commissioner Ramey announced that there will be a 9/11 ceremony on 9/11 at 10am

Open Public Portion

Anita Percorelli of 103 Shark River Rd # 59:

- Asked what the timeline is for the elevator modernization
 - Paul advised it is to be determined based on when the contractor can obtain the parts necessary

Councilwoman Rondinaro:

- Encouraged everyone to attend the 9/11 ceremony
- Advised that the funds we are seeking from Congress will most likely not be available until next spring
- Paul asked the councilwoman if the Borough is able to apply for CDBG funding on our behalf. She advised they could not but that we could speak to Kearny Bank and the FSOS about grants.

Debra Jones, Apt 2K

- Advised that the floors need to be cleaned and she left a note for Mike

Missy Manley, Apt 6C

- Happy to hear about the elevator
- Researched grants and will give us the list
- Advised that there is a propane grill up against the building and feels that is a safety concern
- Advised that someone has a smile your on candid camera sign on their door and does not understand why someone would have a camera on their door
 - She was advised that the resident does not have a camera on their door and probably just puts the sign up as a deterrent.
- Asked that Paul and Mike's contact info be posted
- Advised that she had problems with her apartment door closing for 4 weeks and continued to ask for help from Mike and finally called the police who figured out that she needs to use her key to close the door
 - Paul advised that the work order was looked at by Mike and nothing was found wrong with the door
 - Ellen and another tenant advised that they have also had problems with the door handles to their apartments
- Advised that she was on the elevator with another tenant who was venting about the article that was in the Coast Star and then when she got off the elevator followed her and then that tenant and Mike walked outside together after Mike patted tenant on the back.

Renee asked if there would be a problem with her hiring a duct work company to clean the ducts in her apartment. Paul advised to let us try cleaning it first to see how that works.

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

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

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