

AUGUST 7, 2023  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, August 7, 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. Lynch  
              Comm. Orchard  
              Comm. Sharrock  
              Comm. Ramey  
              Comm. Casserly  
              Comm. McCracken  
              Comm. Messano

Absent:

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

**Workshop:**

Thomas Furlong presented the 2023-2024 budget

Resolution 2023-10: Resolution to Introduce the 2023-2024 Budget

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

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

**Approval of Minutes:**

Comm Orchard moved that the minutes of the July 3, 2023 meeting be approved. Comm. Sharrock seconded this, with the following vote:

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

**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 objections; Comm. McCracken moved that the bills for August be paid as presented. This was seconded by Comm Orchard and approved by the following roll call vote:

Comm. Lynch	- Yes
Comm. Orchard	- Yes
Comm. Sharrock	- Yes
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:

- The insurance company has denied our claim for the building façade and we have applied for emergency funding through HUD
- We have 1 vacancy
- We may reopen the waiting list in the near fut
- We are in the process of replacing the emergency light fixtures around the building
- Generator is working

**Correspondence**

Received a letter from Chris Smith's offices advising that the funding request has left the committee and now needs to go before the House and Senate. The funding requests includes the façade, elevator, video camera on elevator, hot water heater and broken retaining walls.

**The Chairperson asked for Old Business**

None.

**New Business:**

None.

**Reports from the Commissioners**

Commissioner McCracken reported that there is a national problem with HUD funding and that we should still explore the option of converting to RADD as we do not need 100% tenant agreement but there is a 30 waiting period.

**Open Public Portion**

Mrs. Farber requested

- An explanation of what needs to be done to the building façade.
- Mrs. Farber also advised that she has lived in this building for over 20 years and that the elevator does not always work properly.
  - Mr. DeSantis advised that we need to have the bricks reattached to the building.

Councilwoman Rodinaro asked:

- If we are able to go out to bid for the façade.
  - She was advised that we have to wait for the budget to pass in order to have the funding to award the bid
- Asked who tenants can report personnel concerns to.
  - Ellen Ramey is the tenant representative to the board so they can report it to her if they would like in writing and she can bring it to the board

Anita Percorelli of 103 Shark River Rd # 59:

- Asked when we receive our capital money
  - Paul advised it is annually
- Asked for explanation on the 9% increase in rent
  - Advised that rents aren't increase 9%, we are just able to increase our anticipated revenues by 9% due to the social security increase that residents received last year.
- Asked about the timeline for funding from Chris Smith
  - Advised that it will take time as it has to go before the House an Senate an may not possibly have results until January
- Advised that the elevator is an issue again as someone got stuck in it the other day

Sharon Mohoney

- Why do we not publish our meetings in The Coast Star each month
  - We publish our resolution at the beginning of the year that list all our meeting dates and it is also on our website
- Request a fix for the meetings so that residents can hear what the board is discussing
- Elevator should be priority

Sandy Caputo

- Can we start work before we receive congressional funding
  - No, we will use our reserves for the time being

Executive Session:

Resolution 2023-11: Resolution to enter executive session

Commissioner Messano moved the above resolutions for adoption. Commissioner Casserly seconded this with the following vote:

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

There being no further business before this Board; a motion was made by Commissioner Casserly and seconded by Commissioner Orchard to close the executive session and re-enter the meeting and then close the meeting and approved by the following roll call vote:

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

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