

AUGUST 3, 2026
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, August 3 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

Absent:

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

Workshop:

Thomas Furlong, CPA attended and reviewed the 2026/2027 Budget with the Board of Commissioners

Resolutions 2026-11: Resolution to Introduce the 2026/2027 Budget

Commissioner Sharrock moved the above resolution. Commissioner Robinson seconded the motion and was approved with the following roll call vote:

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

Approval of Minutes:

Comm Lubin moved that the minutes of the July 6, 2026 meeting be approved. Comm. Anderson seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- yes
Comm. Robinson	- Yes
Comm. Palandrano	- Yes
Comm. Lubin	- 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 other objections; Comm. Robinson moved that the bills for August be paid as presented. This was seconded by Comm Sharrock 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

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Mr. DeSantis reported on the following:

- Façade project is underway, however, they found a structural problem where they will need to remove the brick to repair and there will be a formal change order forthcoming of around \$120,000
- The engineers are now working on getting the cost for the panels and will be seeking out funding sources
- We installed a new touchless entry system in the front of the building
- The current vacant apartment is anticipated on being ready by the end of August.

Correspondence

None

The Chairperson asked for Old Business

None.

New Business:

Resolution 2026-12: Resolution Certifying the 2025 Audit.

Comm. Ramey moved the above resolution. This was seconded by Comm Robinson 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

Reports from the Commissioners

Commissioner Lubin asked Commissioner Ramey about the status of the hydrangeas for the building. Commissioner Ramey advised that they should be getting them tomorrow.

Commissioner Lubin followed up with Paul to see if Mr. Slater had moved apartments yet. Paul advised that we are still working on the apartment so not yet.

Commissioner Robinson advised that the Governor's Conference is coming up and requested permission for the commissioners to attend if they wish and the cost is around \$350 per person. Paul advised that they could attend.

Open Public Portion

Missy Manley commended Mike Carr on his hard work on getting the front door fixed, although she felt it took too long to get the contractor in to fix it and that a landlord has to repair an emergent issue within 48 hours. Paul advised that both rear doors were working but unfortunately, we were unable to get the parts for the existing system, so we had to go with a new one.

Alice Pettit advised that she is very proud to live in this building and commends Mike Carr on his work here.

There being no further business before this Board; a motion was made by Commissioner Ramey and seconded by Commissioner Anderson 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

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