

February 6, 2017
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met at the Housing Authority on Monday, February 6, 2017 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. Sharrock
 Comm. Tedesco
 Comm. Orchard
 Comm. Blackburn
 Comm. Ramey

Absent:

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

Comm. Ramey moved that the minutes of the January 2, 2017 meeting be approved.
Comm. Sharrock seconded this, with the following vote:

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

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 Blackburn requested an explanation of the legal fees. Mr. DeSantis advised that we needed to go to court for an OPRA related issue whereby we had to pay plaintiff's legal fees.

Commissioner Lynch requested an explanation of the Eatontown TV bill as well as the PILOT payment to the Borough of Belmar. Mr. DeSantis advised that the Eatontown TV bill is for 2 refrigerators plus a repair. The PILOT is our payment in lieu of taxes to the Borough of Belmar.

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

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

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Mr. Desantis advised on the following:

- 2nd floor unit rehab is almost complete and the total cost was approximately \$15000.
- 4D has moved out
- Another unit will be coming available by the end of the month
- Advised tenants that they can go online and create an account with social security which will give them access to all their records

Correspondence

None.

The Chairperson asked for Old Business

None.

The Chairperson asked for New Business

None.

The Chairperson asked for Commissioner Reports

None.

OPEN PUBLIC PORTION:

Mary Manley advised the board of the following:

- Tenant defecated all over lobby, elevator and 3rd floor. Rugs in lobby that were compromised were left down and then finally removed but feces still on floor; feels this tenant should be evicted as it is an ongoing matter.
- Repairs in building, both major and minor, are lacking and feels we need to hire a part time handyman to assist Bruce
- Feels the heating and plumbing should be serviced at least twice a year
- Feels we should have a vetting process for new tenants
- Advised that the Belmar Police Dept will be here on 2/10/17 at 7pm to talk about the Monmouth County Special Needs Registry

Mr. DeSantis responded by letting her know the following:

- In regards to the tenant we need to follow the law and we are going to court for eviction on 2/10/17
- As far as vetting, HUD does not require vetting
- In regards to building repairs all emergency work orders have to be done within 24 hours. We have been very busy due to the leak in the building and several apartment rehabs and will be continuing with repairs as soon as all of those items are finished.

Marie Prechure advised that her refrigerator went bad and she was without a fridge for 9 days

Eugene Murray spoke on the following:

- He would like to know the status of apartment 2A
- Advised the board that there is a problem amongst two tenants on the 2nd floor and feels we should move one of them
- There are no CO detectors in the apartments and feels the housing authority should supply them along with changing all the batteries in the smoke detectors twice a year.

Mr. DeSantis advised that the board will discuss and come up with a determination

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

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

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