

JUNE 1, 2026
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, June 1, 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. Keown-Blackburn
 Comm. Sharrock
 Comm. Ramey(Tardy)
 Comm. Robinson
 Comm. Lubin

Absent: Comm. Palandrano

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

Approval of Minutes:

Comm Sharrock moved that the minutes of the May 4, 2026 meeting be approved. Comm. Lubin seconded this, with the following vote:

Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Absent
Comm. Robinson	- Yes
Comm. Palandrano	- Absent
Comm. Lubin	- Yes

Approval of Bills:

Review and payment of June 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. Keown-Blackburn moved that the bills for June be paid as presented. This was seconded by Comm Sharrock and approved by the following roll call vote:

Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Absent
Comm. Robinson	- Yes
Comm. Palandrano	- Absent
Comm. Lubin	- Yes

The Chairperson declared the motion carried.

The Chairperson asked for the report from the Executive Director

Amy reported on the following:

- Paul had a meeting with the engineers and contractors regarding the façade project and they will be starting on the East and North sides first
- The energy audit has been sent to the state again for review and approval

Correspondence

Linden Chen will be resigning effective June 30, 2026

The Chairperson asked for Old Business

The Housing Authority's attorney, James Hundley, passed out information on the NJ OPMA to the commissioners.

New Business:

Consent Agenda:

Resolution 2026-10: Resolution Authorizing Signatory's On All Bank Accounts For The Belmar Housing Authority

Comm. Lubin moved the above resolutions as presented. This was seconded by Comm Ramey and approved by the following roll call vote:

Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palandrano	- Absent
Comm. Lubin	- Yes

Reports from the Commissioners

Commissioner Lubin announced that Missy is working on scheduling a concert for the building on July 4th.

Open Public Portion

Sandy Caputo asked the following Amy if she attended the meeting with Paul and the engineer and wanted to know why she was not notified of the time change. Amy advised that she did not and that it was not an open public meeting and Paul was letter her attend as a courtesy so there was no notification needed about a time change.

Ed Slater asked if his carpet could be replaced as well as he has tried to clean it several times with no luck. He also asked again about getting a 1 bedroom apartment. He was advised that we only move apartments for medical purposes.

Maria Rondanaro:

- Announced that the Library will be having a concert this Thursday by the Pat Roddy Band
- Also requested that we seek more funding for the building
- Also requested that work orders be brought to each meeting for tenants to fill out when necessary

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

Comm. Anderson	- Yes
Comm. Keown-Blackburn	- Yes
Comm. Sharrock	- Yes
Comm. Ramey	- Yes
Comm. Robinson	- Yes
Comm. Palandrano	- Absent
Comm. Lubin	- Yes

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