

NOVEMBER 6, 2023  
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, November 6, 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. Sharrock  
              Comm. Ramey  
              Comm. Casserly  
              Comm. Messano

Absent:     Comm. Lynch  
              Comm. Orchard  
              Comm. McCracken

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

**Approval of Minutes:**

Comm Ramey moved that the minutes of the October 3, 2023 meeting be approved. Comm. Casserly seconded this, with the following vote:

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

**Approval of Bills:**

Review and payment of November 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 Casserly requested an explanation for the elevator bill. Mr. DeSantis advised that it is a 50% payment on a part that is needed for the smaller elevator as we will begin using that elevator while the larger elevator undergoes modernization.

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

Comm. Lynch	- Absent
Comm. Orchard	- Absent
Comm. Sharrock	- Yes
Comm. Ramey	- Yes

Comm. Casserly - Yes  
Comm. McCracken - Absent  
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:

- We received the low loss achievement award from the insurance company
- We will have the Christmas carolers coming in on 12/8 at 6:30
- Elevator #2 needed to have the balance valve replaced
- The modernization of elevator #1 will commence on 12/11
- Recently had an intruder in the building. The tenant has since received a restraining order against the intruder and advising all if they see him to call the police
- Mrs. Gill passed away

**Correspondence**

None

**The Chairperson asked for Old Business**

None.

**New Business:**

Resolution 2023-16: Resolution to certify salary increases

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

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

**Reports from the Commissioners**

Commissioner Casserly reminded everyone that tomorrow is election day and encourages everyone to vote.

**Open Public Portion**

Missy Manley, Apt 6C

- Requests the contact info on the office door be updated
- Would like to know when we will be doing the capital plan
  - Amy advised she will put a notice out of the date and time when it becomes available
- Feels before salary increases are awarded that the board should hear from the tenants first
- Advised that there was a Thanksgiving flyer on the bulletin board that was removed and should not have been

- Paul advised that any future notices or flyers should be approved by him first and he will make sure they are not removed
- Provided info on Kearny Bank Foundation

Joan Muli, 5C

- Advised that there was a 2<sup>nd</sup> Thanksgiving notice hanging in the elevator that was offensive and made it sound like the residents in the building are needy.
- Advised that Alice Petit will also be hosting Thanksgiving dinner in the community room in Bruce's honor.

Anita Percorelli of 103 Shark River Rd # 59:

- Robins Nest is looking to sponsor Thanksgiving dinner and was insulted that the flyer was removed from the bulletin board
- Advised that the library has free activities each week for those that would like to take part
- Asked why the meeting date are not posted
  - Amy advised that all the meeting dates are in fact posted on the website
- Does not agree with the Superintendent getting a raise
  - Advised that cannot be discussed as it is a personnel issue
- Asked the residents if they would be able to identify the intruder if he came in again

Councilwoman Rondinaro:

- Asked when the waiting list will open
  - Paul advised that we have to wait for the number of people on the waiting list to get down before we open it. Currently there are 79 people on the list and we only have 3-4 vacancies a year
- Advised that the Veterans Banners are up in town and that 4 of the tenants are being honored on the banners

**Executive Session:**

Resolution 2023-17: Resolution Authorizing Executive Session

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

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

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

Comm. Lynch	- Absent
Comm. Orchard	- Absent
Comm. Sharrock	- Yes
Comm. Ramey	- Yes

Comm. Casserly	- Yes
Comm. McCracken	- Absent
Comm. Messano	- Yes

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