

JANUARY 3, 2023
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Tuesday, January 3, 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. Orchard
 Comm. Ramey
 Comm. Casserly
 Comm. Messano

Absent: Comm. Lynch
 Comm. Sharrock
 Comm. McCracken

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

Approval of Minutes:

Approval of November Executive Session minutes was tabled until the next meeting.

Comm. Messano moved that the minutes of the December 5, 2022 meeting be approved. Comm. Ramey seconded this, with the following vote:

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

Approval of Bills:

Review and payment of January 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 Messano requested an explanation of the MHI bill. Paul advised that this is for the Elevator consultant.

Commissioner Casserly asked how many carpets were installed for the CMC Carpet bill. Paul advised just one.

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

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

Paul DeSantis reported on the following:

- We currently have one of the vacant units filled and will have two more by 1/15/23 and the last one by 1/31/23
- The Belmar Blog inaccurately reported on our HUD inspection score. They reported that our score was a 66 when in actuality it was an 85 which makes us a standard performer.
- Gave a summary of the inspection report
- Advised that there will be a new inspection system put in place next year by HUD
- Commissioner Sharrock has been reappointed to another 4 year term
- Elevator consultant is ready to request bids for the repairs
- Brick Façade bid specs are being developed
- Thanked Ellen Ramey for providing hot chocolate for the Christmas Carolers

Correspondence

None

The Chairperson asked for Old Business

None.

New Business:

Nominations of Chairperson:

A motion was made by Commissioner Orchard nominating Commissioner Lynch for Chairperson. This motion was seconded by Commissioner Messano and approved by the following roll call vote:

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

Nomination of Vice Chairperson:

A motion was made by Commissioner Casserly nominating Commissioner Sharrock for Vice Chairperson. This motion was seconded by Commissioner Orchard and approved by the following roll call vote:

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

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

Consent Agenda:

Resolution 2023-1: Resolution Appointing and Confirming Attorney for the Belmar Housing Authority
Resolution 2023-2: Resolution Appointing and Confirming Landlord/Tenant Attorney
Resolution 2023-3: Resolution Appointing a Qualified Purchasing Agent
Resolution 2023-4: Resolution Appointing Paul DeSantis as Executive Director

Comm. Orchard made a motion to approve the above resolutions. This was seconded by Comm. Messano and approved by the following roll call vote:

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

Reports from the Commissioners

Commissioner Casserly welcomed the new Belmar Mayor, Mayor Jerry Buccafusco to the meeting.

Commissioner Ramey advised that they will be having Bingo on 1/10/23 with refreshments and gifts.

Open Public Portion

Mayor Buccafusco thanks all the commissioners for volunteering their time on the BHA board.

Debra from 2K asked how the heating system in the building works. Paul advised that we set the boilers to one temperature for the whole building.

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

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

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