

APRIL 1, 2024
MINUTES

The Board of Commissioners of the Housing Authority of the Borough of Belmar met on Monday, April 1, 2024 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. Orchard
 Comm. Ramey
 Comm. Casserly
 Comm. McCracken
 Comm. Messano

Absent: Comm. Lynch

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

Approval of Minutes:

Comm Orchard moved that the minutes of the February 5, 2024 meeting be approved. Comm. Messano seconded this, with the following vote:

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

Comm Sharrock moved that the minutes of the March 4, 2024 meeting be approved. Comm. Casserly seconded this, with the following vote:

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

Approval of Bills:

Review and payment of April 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.

Amy advised that there is one additional bill to be paid to Paul DeSantis for reimbursement for the annual renewal of Wix which is our website host along with the purchase of a backup battery for the generator for a total of \$954.17

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

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

- The Borough of Belmar will do their elevator inspection on April 4, 2024 with an electrical inspection the following week. The State elevator inspection is scheduled for April 11, 2024.
- Councilwoman Rondinaro met with Mike Carr and Mr. Heyniger to discuss ways to improve the landscape around the building. They will be sending a soil sample to Rutgers to determine our soil type and what can be planted.
- Encourages the residents to come up with a landscape committee and to meet with Ellen to develop ideas.
- We have one available unit that will be ready for occupancy on May 1, 2024.

Correspondence

None

The Chairperson asked for Old Business

None.

New Business:

Consent Agenda:

Resolution 2024-7: Resolution Certifying the 5 Year Capital Plan and Annual Statement for the 2023 CFP

Resolution 2024-8: Resolution Rejecting All Bids for the Belmar Senior Housing Façade Repair

Comm Ramey moved that the above resolutions be approved. Comm. Sharrock seconded this, with the following vote:

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

Reports from the Commissioners

Commissioner McCracken advised that he had provided draft proposals for landscaping in the past and will forward onto the commissioners.

Commissioner McCracken recommends we revisit the idea of converting our form of housing to enable us to receive more funding.

Commissioner Messano agrees that we should continue this discussion and have a workshop session with a professional that has experience with conversions in attendance.

Open Public Portion

Missy Manley, Apt 6C, stated her displeasure that the elevator modernization has taken 15 weeks and it is still not ready for use. She also advised that the freight elevator has been inoperable at times and would like to know who is overseeing the project. Mr. DeSantis advised that Jersey Elevator are the contractors and he is very happy with the schedule of the repair considering that delays were out of our control. Mr. DeSantis acknowledged that there were a few instances with the freight elevator not working but it was due to the door not be properly closed all the way when a tenant would get off and advised that even during those instances, no one was had to use the stairs.

Edward Trice, Apt 2F, advised the board that he felt Mike Carr deserves support and gratitude for all that he does around the building and feels we could not do without him.

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

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

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