

These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Regular Meeting held on Thursday, February 4th, 2021 at 6:33 pm, via Zoom.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:33 pm. Teresa Acosta announced that consistent with the Open Public Meetings Law: P.L.1975 c231, which requires that all meetings of public bodies shall be open to the public at all times, both adequate and electronic notice of this meeting was provided to the clerk of the Township of Lakewood, the Ocean County Library, the Asbury Park Press, and the Star-Ledger on December 31st, 2020 and was posted on the Authority's official designated public bulletin board at the LHA Administration Building and website.

ROLL CALL

On roll call, attending Commissioners were:

Gregory Stafford-Smith – *Chairperson*

Shabsi Ganzweig – *Vice Chairperson*

Angela Caldwell – *2nd Vice Chairperson*

Denise Douglas – *Commissioner*

Eli Rennert – *Commissioner (6:40 pm)*

Leib Gold – *Commissioner*

Gizel Torres – *Commissioner*

Also attending:

Scott Parsons – *Executive Director*

Terrence Corriston – *Attorney*

Absent were:

Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of January 7th, 2021 were reviewed.

A motion was made by Ms. Caldwell, seconded by Ms. Douglas. Mr. Rennert was absent for the vote, all other commissioners present were in favor. Minutes were approved.

COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM THE PUBLIC - None

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion to approve was made by Mr. Ganzweig, seconded by Mr. Gold. Mr. Rennert was absent for the vote, all commissioners present were in favor. Bills were approved.

CORRESPONDENCE

Letter from Breslin & Breslin to Benchmark Builders was discussed regarding relocation of a utility pole on LHA's property.

Letters of appreciation from LHA participants.

REPORTS OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report. There was a brief discussion regarding the bid for security guards.

Mr. Ganzweig asked what the latest update regarding the Administrative Plan. Mr. Parsons indicated that the revised version is available on the LHA website and the Public Hearing is scheduled for February 26th.

Mr. Rennert asked what the current waiting list status was for Homeowners & FSS clients. Mr. Parsons stated that

currently there are no Homeowners waiting and there were 2 FSS clients remaining on the list to be called in.

REPORT OF COMMITTEES

The Personnel Committee will be meeting soon to conduct the annual Executive Director review.
The Building & Grounds Committee briefly discussed the progress regarding the elevator project at the Peter Ward.

LHA BUDGET REPORT

The budget report was not provided pending end of year closing.

REPORT OF ATTORNEY

Mr. Corrison stated that the current COVID eviction moratorium has been extended through April on the state level. There has been some traction on some hold over cases as courts are refocusing on cases that are not related to nonpayment.

REPORT OF TOWNSHIP LIAISON - None

UNFINISHED BUSINESS - None

NEW BUSINESS - The following new business came before the Board:

a. Resolutions:

Resolution 5284: Writing Off Uncollectable Rents – 12/31/2020. Motion made by Mr. Ganzweig, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert, Mr. Gold and Ms. Torres. Resolution 5284 was approved.

Resolution 5285: Hiring IPA for 2020 Audit. Motion made by Mr. Rennert, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert, Mr. Gold and Ms. Torres. Resolution 5285 was approved.

b. Additions: None

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD – None


COMMENTS FROM COMMISSIONERS

Ms. Douglas mentioned that the maintenance department did a great job with the snow removal.
Mr. Gold expressed his appreciation to Mr. Parsons for assisting with the clothing drive for the residents.

ADJOURNMENT

Motion to adjourn was made by Ms. Douglas, seconded by Mr. Ganzweig. All present voted to adjourn at approximately 6:52 pm.

I hereby certify that the above is a true copy of the Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the Township of Lakewood, County of Ocean, State of New Jersey, as held on Thursday, February 4th, 2021.



Scott Parsons, Secretary
Executive Director