

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, July 1st, 2021 at 6:34 pm, via Zoom.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:34 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*
Angela Caldwell – *2nd Vice Chairperson(6:52pm)*
Denise Douglas – *Commissioner*
Eli Rennert – *Commissioner*
Gizel Torres – *Commissioner*

Also attending:

Scott Parsons – *Executive Director*
Terrence Corriston – *Attorney*

Absent were:

Shabsi Ganzweig – *Vice Chairperson*
Yehuda Gold – *Commissioner*
Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of June 3rd, 2021 were reviewed.

A motion was made by Mr. Rennert, seconded by Ms. Douglas; all commissioners present were in favor. Minutes were approved.

Minutes of the Closed Session Meeting of June 3rd, 2021 were reviewed.

A motion was made by Mr. Rennert, seconded by Ms. Douglas; all 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 Ms. Douglas, seconded by Mr. Rennert; all commissioners present were in favor. Bills were approved.

CORRESPONDENCE

Email and note from LHA clients

REPORTS OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report.

Mr. Parsons briefly discussed the new IP/digital cameras that were upgraded in the John J. Currey building which now provides 100% coverage of the entire inside of the building providing a safer living environments for the residents.

Ms. Douglas expressed how happy the residents are with the furniture upgrades in the community room at the Peter Ward buildings and thanked Mr. Parsons.

REPORT OF COMMITTEES - None**LHA BUDGET REPORT**

The budget report was provided through May 31st, 2021 and briefly discussed with the Board.

REPORT OF ATTORNEY

Mr. Corrison mentioned there has not been any significant changes with the openings of the courts. There is an emergency ban on lockouts through January 2022. There was brief discussion on a recent bill that was passed by the Governor regarding criminal background checks.

REPORT OF TOWNSHIP LIAISON – None**UNFINISHED BUSINESS**

Mr. Stafford-Smith discussed a recent email regarding a matter in which the Board extended a deadline for a client where the parties involved were unable to come to a resolution in a timely manner. At the present time the parties involved were able to satisfy the owner of the unit in which the family was residing and allowed for a one year lease to be offered. The Chair acknowledged how much Mr. Parsons had gone above and beyond trying to work with the parties involved with attempt for a resolution to assist the client. Mr. Stafford-Smith acknowledged that the LHA Administrative Plan is very specific about deadlines and due to the extenuating circumstances that the family has endured the Chair would like to request a motion to allow the family to have their voucher applied to the unit in discussion. Mr. Parsons stated that if the Board decides to change their prior decision discussed at the last meeting, he will follow the Boards direction with hopes that it will not set a precedence going forward. After brief discussion a motion was made by Mr. Rennert that due to extenuating circumstances the Board has determined that it is appropriate for this one time, to make an exception and allow the client to lease in place provided the client complies with all other program requirements including the HQS and recertification process. the motion was seconded by Ms. Douglas. All commissioners present were in favor.

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

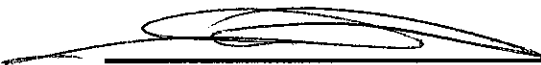
a. Resolutions - None

b. Additions – None

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD - None**COMMENTS FROM COMMISSIONERS** - None**ADJOURNMENT**

Motion to adjourn was made by Ms. Douglas, seconded by Mr. Rennert. All present voted to adjourn at approximately 7:07 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, July 1st, 2021.



Scott Parsons, Secretary
Executive Director