

*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, September 2<sup>nd</sup>, 2021 at 6:37 pm, via Zoom.*

**MEETING CALLED TO ORDER**

Mr. Stafford-Smith called the meeting to order at 6:37 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 31<sup>st</sup>, 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 – *2<sup>nd</sup> Vice Chairperson*  
Denise Douglas – *Commissioner*  
Yehuda Gold – *Commissioner (6:43 pm)*

Also attending:

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

Absent were:

Eli Rennert – *Commissioner*  
Gizel Torres – *Commissioner*  
Ray Coles – *Township Liaison*

**APPROVAL OF MINUTES**

Minutes of the Regular Board Meeting of July 1<sup>st</sup>, 2021 were reviewed.

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

**CORRESPONDENCE**

Letter from MCT Law Firm regarding automobile accident at Chambers Crescent Developments – Mr. Corriston stated the information was turned over to the insurance carrier for review.

Notice of Claim from Szaferman, Lakind, Blumstein & Blader, P.C.- The notice was regarding a LHA resident that passed away from injuries caused by a fire in the unit. Mr. Corriston stated that the notice was also turned over to the insurance carrier for review.

Notes from LHA clients.

**REPORTS OF THE EXECUTIVE DIRECTOR**

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

Mr. Parsons briefly discussed the new Tenant Portal which will be accessible through the website allowing

tenants/participants to view their rent/repayments balances and make payments through the portal with debit card, credit card or e-check. LHA tenants will also have access to place a maintenance work order request online. A secure document exchange for recertification & income changes between the tenant/participant and the LHA will also be accessible through the online portal.

Mr. Parsons also discussed the recent unforeseen electrical issues which has caused an approximate month and a half delay in the elevator replacement progress at the John J. Currey building.

**REPORT OF COMMITTEES** - None

**LHA BUDGET REPORT**

The budget report was provided through July 31<sup>st</sup>, 2021 and briefly discussed with the Board.

**REPORT OF ATTORNEY**

Mr. Corrison had a brief discussion regarding the Board's recent request to reach out to Adam Gordon, Executive Director of the Fair Share Housing Center. Mr. Corrison inquired about the possibility to reallocate funding for the Housing Authority for back rent and security deposits since there is a large amount that is over budgeted on an annual basis. The request would be to include Capital Improvements and First Time Homebuyers down payment assistance. Mr. Corrison was told that there are other competitive agencies involved and that the Mayor and Township would need to be contacted to ask for an amendment to the plan. The request for an approval would then need to be submitted to the courts.

**REPORT OF TOWNSHIP LIAISON** - None

**UNFINISHED BUSINESS** - None

**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

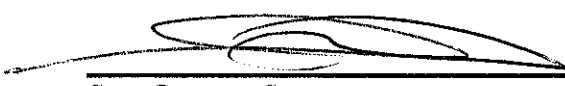
**COMMENTS FROM COMMISSIONERS**

Mr. Ganzweig expressed a comment of prayers to all of the people that were affected by the recent storms and also to the soldiers in Afghanistan.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Douglas. All present voted to adjourn at approximately 7:06 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, September 2<sup>nd</sup>, 2021.*

  
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Scott Parsons, Secretary  
Executive Director