

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, November 4th, 2021 at 7:07 pm.

MEETING CALLED TO ORDER

Mr. Ganzweig called the meeting to order at 7:07 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:

Shabsi Ganzweig – *Vice Chairperson (via Zoom)*

Angela Caldwell – *2nd Vice Chairperson (via Zoom)*

Denise Douglas – *Commissioner (via Zoom)*

Eli Rennert – *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director*

Terrence Corriston – *Attorney (via Zoom)*

Absent were:

Gregory Stafford-Smith – *Chairperson*

Gizel Torres – *Commissioner*

Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of October 7th, 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

INTRODUCTION OF THE 2022 STATE BUDGET

Thomas Furlong, the Lakewood Housing Authority Fee Accountant, introduced the proposed 2022 budget to the Commissioners. The budget will be sent to the NJDCA who will then review/approve the budget and then the LHA will adopt the budget at the January board meeting. Mr. Furlong does not feel there will be any changes as the budget calls for a surplus.

Mr. Furlong presented the budget in summary format, which shows the 2022 proposed budget as compared to the 2021 adopted budget and the 2020 actual results.

The revenues as shown on the resolution have decreased about 1% over 2021. Dwelling rents are expected to go up approximately 6%. The budget also shows that the interest income went down this year due to interest rates are at a low. HUD RAD rental subsidy is up 2.8% and the Section 8 subsidy is slightly down. The expenses reflect a 1% decrease, there are no substantial increases in the budget everything is kept within a 3% inflation factor.

The budget is showing a surplus of \$50,760, it is a surplus budget and it will help offset the deficit which after this fiscal year will be a deficit of about \$364,000. There is a reserve deficit due to booking of unfunded pension liability. The

required booking of the unfunded pension liability by the state caused this deficit which should be offset within a few years. Mr. Furlong stated that the authority is in very good financial shape and does not foresee any recommendations by the State.

After brief discussions, Mr. Parsons and the Commissioners thanked Mr. Furlong for his presentation.

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion to approve was made by Mr. Rennert, seconded by Ms. Caldwell; all commissioners present were in favor. Bills were approved.

CORRESPONDENCE

Letter to LHA from Rudikh & Associates, LLC – Discussed in report of attorney

Letter from Breslin & Breslin, P.A. to Chambers Crescent – Discussed in report of attorney

REPORTS OF THE EXECUTIVE DIRECTOR

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

Mr. Parsons mentioned that he has yet to receive any acknowledgement from Mayor Coles regarding the letter that was sent in reference to the Lakewood Township Affordable Housing Trust Fund.

The new Tenant Portal has been rolled and tested with the RAD units.

Mr. Parsons also mentioned that the LHA & OCHI will be organizing a Flu/COVID Booster clinic within a few weeks for the residents. There was a brief discussion regarding the Peter Ward laundry room renovation and a meeting will be set for the Buildings & Grounds Committee to discuss the project further.

REPORT OF COMMITTEES

Mr. Rennert briefly discussed the recent Budget Committee meeting regarding the 2022 proposed budget. Mr. Rennert, on behalf of the Budget Committee, recommends the budget resolution be approved.

LHA BUDGET REPORT

The budget report was provided through September 30th, 2021 and briefly discussed with the Board.

REPORT OF ATTORNEY

Mr. Corrison had a brief discussion regarding the correspondence which was in reference to an automobile accident that had happened adjacent to Chambers Crescent. The Housing Authority was put on notice. Mr. Corrison stated that the Housing has a contract with Chambers Crescent that they will indemnify the Housing Authority for anything that occurs on the property. Proper notice was sent to Chambers Crescent and in turn Chamber Crescents will turn over the information to their insurance company.

REPORT OF TOWNSHIP LIAISON – None

UNFINISHED BUSINESS - None

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

a. Resolutions:

Resolution 5296: 2022 Budget Resolution, Fiscal Year 1/1/22 to 12/31/22.

Motion made by Mr. Rennert, seconded by Ms. Douglas. On roll call approving, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, and Mr. Rennert. Resolution 5296 was approved.

b. Additions – None

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

COMMENTS FROM COMMISSIONERS

Mr. Rennert thanked Mr. Parsons and expressed how things at the Authority seem to be running very smoothly and efficient.

ADJOURNMENT

Motion to adjourn was made by Ms. Douglas, seconded by Ms. Caldwell. All present voted to adjourn at approximately 7:33 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, November 4th, 2021.



Scott Parsons, Secretary
Executive Director