

*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 7<sup>th</sup>, 2023 at 6:16 pm.*

### **MEETING CALLED TO ORDER**

Mr. Stafford-Smith called the meeting to order at 6:02 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 21, 2022 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 (via Zoom)*

Denise Douglas – *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director*

Absent were:

Eli Rennert – *Commissioner*

Bassi Aderet – *Commissioner*

Terrence Corriston – *Attorney*

Ray Coles – *Township Liaison*

### **APPROVAL OF MINUTES**

Minutes of the Regular Board Meeting of July 6<sup>th</sup>, 2023 were reviewed.

A motion was made by Ms. Douglas, seconded by Mr. Ganzweig. 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 Ms. Douglas. All present were in favor. Bills were approved.

### **CORRESPONDENCE & REPORTS OF THE EXECUTIVE DIRECTOR**

Mr. Ganzweig made a motion to waive the correspondence and the reports. Ms. Douglas seconded the motion. All commissioners present were in favor.

### **REPORT OF COMMITTEES – None**

### **LHA BUDGET REPORT**

The budget report through July 2023 was provided and briefly discussed.

**REPORT OF ATTORNEY** - None

**REPORT OF TOWNSHIP LIAISON** – None

**UNFINISHED BUSINESS** - None

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

A motion was made by Mr. Ganzweig and seconded by Ms. Douglas to approve the following Consent Agenda. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Douglas. The following Consent Agenda was approved.

**a. Resolutions:**

**Resolution 5343:** NJ Joint Insurance Fund Membership Renewal

**Resolution 5344:** Approving LHA PHA Annual Plan

**Resolution 5347:** Awarding Contract for Window Sealing Renovations at JJC

**b. Additions:**

**ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

Mr. Parsons mentioned that the Fair Market rents were just released. The increase is from 13% to 15% but there is no indication right now that there will be a waiver to allow the payment standard to be increased to 120% of the FMR.

Mr. Parsons also mentioned that HUD pushed back the mandatory implementation effective date until January 1<sup>st</sup>, 2025.

**COMMENTS FROM COMMISSIONERS** - None

**ADJOURNMENT**

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Douglas. All present voted to adjourn at approximately 6:22 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 7<sup>th</sup>, 2023.*

  
\_\_\_\_\_  
Scott Parsons, Secretary  
Executive Director