REGULAR MEETING FEBRUARY 17, 2026

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in the regular session in the conference room at 1810 Alberta Avenue, Neptune, New Jersey. Chair Griggs called the meeting to order at **5:34 p.m.** and Mr. Cook called Roll.

Present: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**
Absent: Commissioners:

It was announced that the requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in the Coaster on **April 10, 2025**, and in the Asbury Park Press on **April 6, 2025**, posted on the bulletin board in the Central Office of the Housing Authority of the Township of Neptune and filing said notice with the Municipal Clerk of the Township of Neptune. In case of a fire, the stairways to the right and left will be utilized as our emergency exits.

Minutes:
The minutes of the regular meeting of **December 16, 2025,** were offered for approval by Commissioner **Foster** and seconded by Commissioner **Barksdale.** The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, and Johnson**
Nays: **Williams**
Abstain:
Chair Griggs thereupon declared the motion carried.

Financial Report:
Chair Griggs presented the Financial Report for **December 2025** and asked if there were any questions regarding the financial reports, being none, Commissioner **Johnson** moved to accept, and Commissioner **Barksdale** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**
Nays: **None**
Abstain:
Chair Griggs thereupon declared the motion carried.

Financial Report:
Chair Griggs presented the Financial Report for **January 2026** and asked if there were any questions regarding the financial reports, being none, Commissioner **Johnson** moved to accept, and Commissioner **Bradley** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**
Nays: **None**
Abstain: **Griggs**
Chair Griggs thereupon declared the motion carried.

Bills to be paid:

A-GENERAL	$5,055.00	PHM AFFILIATES JAN 2026	$5,000.00
ATLANTIC LOCK	$1,172.70	PILOT ELECTRIC	$2,426.10
DONNA MATOZZI JAN 2026	$3,520.00	SHERWIN WILLIAMS	$1,572.90
GEESE POLICE	$1,581.66	THEO'S	$8,770.00
HOME DEPOT	$17,119.07	TOWNSHIP OF NEPTUNE-FUEL	$4,779.67
MAZTECK	$2,609.54	TPK CONSTRUCTION	$8,776.00
NORTHWIND MECHANICAL	$16,036.57	TRIMALAWN	$1,294.25

There was a correction to the total amount owed to Home Depot. For the record, Chair Griggs adjusted the Home Depot bill to **$17,119.07**, lowering the total bills list to **$79,713.46**. A motion was offered to pay the presented bills by Commissioner **Johnson** and Commissioner **Holly** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**
Nays: **None**
Abstain:
Chair Griggs thereupon declared the motion carried.

Resident Arrears Report:
Mr. Wigenton reported that for January and February there were eleven (11) non-payment filings and four (4) Notices to Cease issued.

Court was held on January 30, 2026. All but five (5) residents remain on the non-payment list and are scheduled for February 27, 2026, court date. Commissioner **Foster** moved to accept, and Commissioner **Barksdale** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**
Nays: **None**
Abstain:
Chair Griggs thereupon declared the motion carried.

Committee Reports:

Old Business:

New Business:
Mr. Cook introduced **Donna Matozzi, Fee Accountant**
Ms. Matozzi addressed the Board. Prior to the meeting, she prepared the financial statements and an overview of each program, which she discussed with the Board at length. Discussion ensued regarding the current budget, highlighting total income, expenditure, and the Authority's overall financial position.
Ms. Matozzi responded thoroughly to all questions posed by the Board and reviewed new procedures that will be implemented moving forward to provide clearer and more accurate financial projections. Commissioner **Johnson** moved to accept the 2026 Adopted Budget, and Commissioner **Williams** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**
Nays: **None**
Abstain:
Chair Griggs thereupon declared the motion carried.

Chair Griggs excused himself and turned the meeting over to the Vice-Chair Foster at 6:20pm

Operations Reports:
The Operations Reports submitted by the Director of Operations; Joeseph L. Mauro, IV, Melissa Garaio; Public Housing Coordinator and Victoria Bardsley Section 8 Coordinator were reviewed and accepted into record. Commissioner **Johnson** moved to accept, and Commissioner **Barksdale** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams
Nays: None
Abstain:
Vice Chair Foster thereupon declared the motion carried.

Topic for Discussion:
Vice Chair Foster stated the maintenance staff did an amazing job clearing the snow and keeping the sidewalks clean of snow and ice.

Public Portion:
Mr. Pat Brennan, residing at 1805B Alberta Avenue, Unit #36, addressed the Board and thanked them for their prayers and thoughts regarding his brother's passing. Additional concerns raised by Mr. Brennan include replacement of garbage cans, mice in his building, pest control issues along with a hot water issue. Mr. Cook assured Mr. Brennan he will look into his concerns.

<u>EXECUTIVE SESSION:</u>

Whereas, Chapter 231 of the Public Law of 1975, known as the "Open Meetings Law," authorizes a public body to meet in executive or private session under certain limited circumstances; and

Whereas, said law requires the Board of Commissioners to adopt a resolution at a public meeting before it can meet in such executive or private session.

Now, Therefore Be It Resolved that the Township of Neptune Housing Authority does hereby determine that it is necessary to meet in session prior to the adjournment of this public meeting to discuss legal/personnel matters and the matters to be discussed are excluded from public discussion under the law and will be made public when the confidentiality is no longer required.

Upon motion duly made by Commissioner **Johnson** and seconded by Commissioner Foster, the Board entered into
Executive Session at **6:38pm.**
The Board reconvened in Open Session at **6:52pm**

<u>**ADJOURNMENT OF MEETING:**</u>

The meeting was unanimously adjourned at 6:52pm

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Bart J. Cook, Esq., PHM
Executive Director