

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
June 11, 2020

**TIME:** 6:00 P.M.

**PLACE:** Zoom Meeting, Meeting ID: 83074522500, Password: 526821

**CALL TO ORDER:** Chairman Feyl called the meeting to order at 6:00 P.M.

**ROLL CALL:** Chairman Feyl requested that the roll be called.

**PRESENT**

Chairman Feyl  
Vice Chairman Zaccone  
Commissioner Hall  
Commissioner Meringolo  
Commissioner Poli  
Commissioner Ullah (Called in at 6:05PM)

**ABSENT**

**Also attending meeting via conference call:**

Katharine A. Coffey, Day Pitney LLP  
Kelly A. Stephens, Executive Director  
Gina Bozzi, Finance Manager

**Gina Bozzi read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this eleventh day of June 2020 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project, the Housing Authority website and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6 et.seq. "Open Public Meetings Act."

**Meeting open/closed to public: 6:03PM**

No member of the public was present via Zoom platform.

**Minutes** – A motion was made by Commissioner Meringolo seconded by Vice Chairman Zaccone Approving the Regular Minutes for May 14, 2020. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Feyl  
Vice Chairman Zaccone  
Commissioner Hall  
Commissioner Meringolo  
Commissioner Poli

Chairman Feyl declared said motion carried.

**Minutes** – A motion was made by Commissioner Meringolo seconded by Commissioner Poli Approving the Executive Session Minutes for May 14, 2020. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Feyl  
Vice Chairman Zaccone  
Commissioner Hall  
Commissioner Meringolo  
Commissioner Poli

Chairman Feyl declared such said motion carried.

**Executive Director Report** – Executive Director Kelly A. Stephens gave an overview of the overall operations of the Housing Authority, any impact from COVID-19, the response of the Housing Authority the last month and the Cares Act \$. The maintenance and housekeeping staff returned to work regular schedule this week and office staff will return beginning June 15, 2020. The office will remain closed to the public for the time being as the purchase of the Drop Box has enabled the Housing Authority to continue seamless operations. MCHA is the only Housing Authority prior to COVID-19 that had an open door policy; future practices will be reevaluated. The Congregate Hot Water Heater project is complete and the India Brook Sidewalk project is about ¾ complete. We are moving forward with the GPV and BA playground projects.

**Schedule of Payments** – Finance Manager Gina Bozzi explained the Financial Statements, particularly the larger bills and those which were Capital Fund. A motion was made by Commissioner Poli and seconded by Vice Chairman Zaccone Approving the Schedule of Payments for June 11, 2020. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Feyl  
Vice Chairman Zaccone  
Commissioner Hall  
Commissioner Meringolo  
Commissioner Poli  
Commissioner Ullah

Chairman Feyl declared said motion carried.

**Resolution 2020 – 18** – A motion was made by Vice Chairman Zaccone and seconded by Commissioner Meringolo Awarding the Contract for Dryer Vent Cleaning at Morris mews, Congregate Living Facility, India Brook Village, Pleasant View Village, Bennett, Green Pond Village and Peer Place Complexes. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Hall		
Commissioner Meringolo		
Commissioner Poli		
Commissioner Ullah		

Chairman Feyl declared said motion carried.

**Resolution 2020 – 19** – Executive Director Stephens explained the agreement between the two entities. Chairman Feyl requested that this motion be Tabled until additional information could be obtained from the Morris County Affordable Housing Corporation. A request for the 990 has been made and Executive Director Stephens will forward it to the Board once she receives it.

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Hall		
Commissioner Meringolo		
Commissioner Poli		

Chairman Feyl declared said motion carried.

**Resolution 2020 – 20** – A motion was made by Commissioner Hall and seconded by Commissioner Poli Authorizing Submission of Applicable Waivers Pursuant to PIH Notice 2020-5. Executive Director Stephens explained that this was a formality of which waivers the Housing Authority has chosen to utilize. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Hall		
Commissioner Meringolo		
Commissioner Poli		
Commissioner Ullah		

Chairman Feyl declared said motion carried.

**Resolution 2020 – 21** – A motion was made by Commissioner Meringolo and seconded by Commissioner Poli Authorizing Executive Session for Litigation and Collective

Bargaining Matters. No action will be taken after Executive Session. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Hall		
Commissioner Meringolo		
Commissioner Poli		
Commissioner Ullah		

Chairman Feyl declared said motion carried.

**New Business**

None

**Old Business**

Kate Coffey updated the Board on the PVV Property. Rockaway Township has been consumed with COVID-19 for the last several months. She will continue to reach out to see if a meeting should be set up.

**Adjournment**

Meeting adjourned at 6:35PM.

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Date Adopted

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Kelly A. Stephens, Director/Secretary