

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
August 11, 2022

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 854 1779 9693, Passcode: 417057

CALL TO ORDER: Chairman Poli called the meeting to order at 6:01 P.M.

ROLL CALL: Chairman Poli called roll.

PRESENT

Commissioner Hall
Commissioner Feyl
Commissioner Meringolo
Chairman Poli

ABSENT

Commissioner Ullah
Vice Chairman Zaccone

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Manager
Barbara Anderson, IBV Tenant

Gina Bozzi read adequate notice to the public.

I hereby announce and state that adequate notice of this remote meeting being held on this the eleventh day of August 2022 provided by the Executive Director of the Housing Authority County of Morris by preparing a notice specifying the time, date and place of this meeting. The electronic notice has been posted on the Authority's website and mailing the notice to the Daily Record for inclusion in the minutes of this meeting, all the above in accordance with N.J.S.A. 10:4-6 et.Seq. "Open Public Meetings Act."

Meeting open to public: Opened at 6:03PM. Ms. Anderson stated they just finished a 6-week Healthy Aging Program at India Brook which was wonderful. Closed to public at 6:04

Correspondence: None.

Committee Report: No Committees met. Executive Director Stephens stated Personnel Committee would need to meet in September and Finance Committee the first week of October to review the Budget. Commissioner Meringolo will be away the week of the 10th but we will look at meeting October 4th.

Chairman Report: None.

Executive Director Report: Executive Director Stephens reported that several staff have been hired. The new HCV Manager started a few weeks ago; she came from Office of Temporary Assistance, has her Master's, is bilingual in Spanish and is a great asset to the Housing Authority. A leased housing specialist was hired for the HCV Department to replace a retirement – she will be starting soon, has her Bachelors, social service background and is bilingual in Arabic. A second leased housing specialist was hired for the Public Housing Department and she is from Office of Temporary Assistance, has her Bachelors and is bilingual is Spanish. It took quite some time to fill these vacancies with qualified people. The only vacancy is for maintenance.

The Housing Authority hosted an ice cream truck at Peer Place where there were 61 attendees and Morris Mews where there were 53. The ice cream truck is making its way to all the complexes. We will be resuming our annual picnic this year on September 14th at 12 Noon with a rain date for the 15th – the board is invited.

Executive Director Stephens reported the Housing Authority received ten additional Mainstream Vouchers through a non-competitive NOFA. The additional vouchers will have an effective date of November 1, 2022. Executive Director Stephens also reported that she will be conducting tenant meetings in the next few weeks. The audit report will be mailed out tomorrow as it will be accepted at the September meeting.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Regular Minutes for July 14, 2022. The following votes were cast:

AYES

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Schedule of Payments for August 11, 2022. The following votes were cast:

AYES

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2022 –21 – A motion was made by Commissioner Hall and seconded by Chairman Poli Awarding the Contract for Snow and Ice Removal. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 –22 – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Awarding the Contract for Extermination Services. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 –23 – A motion was made by Chairman Poli and seconded by Commissioner Meringolo Awarding the Contract for Replacement of Intercom and Access Systems at Pleasant View Village. The following votes were cast:

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

Chairman Poli declared said motion carried.

Legal Update – Kate Coffey reported Day Pitney participated in the Snow/Ice and Pest Control bid openings and helped clarify some issues on the tabulation sheets. They also clarified the new ‘Lead Law’ Chairman Poli brought up last month, however, the Housing Authority has no units constructed prior to 1978. Day Pitney is continuing to work on tenant collections, termination of leases and tenant violations. They have one settled, two evictions, three collections, one default judgement and thirteen complaints. Lastly, they drafted a letter to Labor Relations of the Housing Authority’s intention to begin negotiations in the fall.

New Business – None.

Old Business – HUD cancelled their site visit the day before and we are currently waiting for another date. Executive Director Stephens reminded the board that the engineer would be in attendance, whom she spoke to about a possible disposition and the board’s wishes for the property. She felt it would be beneficial to wait for the rescheduled date before proceeding with anything additional.

Our neighbors at the ARC/Morris are utilizing some parking spaces while they are having their parking lot repaved. Executive Director Stephens expressed how important it is to help out the other agencies.

Chairman Poli will not be at the September meeting and he is not sure about October. Attorney Kate Coffey suggested reaching out to everyone since the next meeting is a holiday week.

Adjournment:

Meeting adjourned at 6:32PM.

9/8/22

Date Adopted

Kelly A. Stephens, Board Secretary