

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
February 10, 2022

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 852 2389 1853, Passcode:184950

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

ROLL CALL: Chairman Poli called roll.

PRESENT

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah (Signed on 6:33PM)
Vice Chairman Zaccone
Chairman Poli

ABSENT

Also attending meeting via conference call:

Kate Coffey, Day Pitney LLP
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Manager
Barbara Anderson, India Brook Village

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 tenth day of February in the year 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: 6:02PM

Ms. Anderson first wanted to say thank you for the bulletin boards on each floor at India Brook Village. In addition, whoever does the plowing and snow removal does a wonderful job. She felt many times the board hears complaints but not the positive things. Executive Director Stephens explained the snow removal process to the board as well as curb to curb which clears the snow between the cars and the entire parking lot. It involves the cooperation of the tenants as well as maintenance being out there for several days working with the contractor.

Ms. Anderson also brought up concerns about the sign at the entrance of India Brook Village. It is difficult to see the sign at night and the sign also blocks your view when you are turning onto Calais Road. Executive Director Stephens said the sign has been there for probably over twenty years but she has heard other tenants mention it. There is no electricity at the end of the

driveway so additional lighting would be costly. Perhaps we can explore solar lighting or reflective tape. We will also speak to the town and look at relocating a few feet back, contingent on costs. Public portion closed at 6:09PM.

Correspondence: No correspondence for this month.

Committee Report: No Committee Reports. However, Executive Director Stephens asked the Board if they wished Polcari Fee Accountants to present the unaudited numbers to the Finance Committee or the Board as a whole. It was agreed upon that they will attend either the April or May Board Meeting.

Chairman Report: Nothing at this time.

Executive Director Report: Executive Director Stephens explained to the Board that there are quite a few bills for the snow removal company. Although there were no significant accumulation storms, there is still a lot involved in the minor snow and ice storms. Executive Director Stephens met with Family Promise, Madison and Dover HA and members of the COC and CES to work on addressing the needs of the homeless population in Morris County.

Executive Director Stephens presented to Denville Town Council for the Security Cameras at Peer Place. The Council was in full support of the application. The Housing Authority received notification that they received a funding award for lighting and fencing at the basketball court at Peer Place. The flooring is being installed at Pleasant View Village and the painting has been done. It already looks brighter and more appealing in the building and accent furniture will be bought.

The fire alarm company was making repairs at the Congregate Living Facility and indicated the devices on the fire portion of the panel are old and will become increasingly more difficult to obtain and will be expensive. They suggested that we budget for a new fire alarm system. The roof at India Brook had several leaks repaired a few years back. There was another leak this past week that will be repaired. However, we are looking at needing to replace the roof in the next five years. Executive Director Stephens looked back in old records and did not see any documentation of the roof being replaced.

Lastly, there is a suspected water leak at the Morris Mews Senior Citizen Complex. The excavating contractor who has worked with the Housing Authority for over thirty years would be coming to dig tomorrow. Chairman Poli expressed concern over these projects that are big ticket items. Executive Director Stephens said she could look at exploring if CDBG funds would cover the alarm at Congregate since it is open to the public and Nutrition utilizes the space.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Regular Minutes for January 13, 2022. The following votes were cast:

AYES

Commissioner Feyl
Commissioner Hall

ABSTAIN

NAYS

Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli
Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Approving the Schedule of Payments for February 10, 2022. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 – 5 – A motion was made by Commissioner Meringolo and seconded by Vice Chairman Zaccone Awarding the Contract for the Testing of the Sprinkler Heads at the Dean A. Gallo Congregate Living Facility. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 – 6 – A motion was made by Commissioner Feyl and seconded by Commissioner Hall Awarding the Contract for the Repair of Vertical Exhaust Pipes at India Brook Village. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Feyl Commissioner Hall Commissioner Meringolo Commissioner Ullah (Signed on 6:33PM) Vice Chairman Zaccone Chairman Poli		

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey stated Day Pitney provided the Authority assistance with Emotional Support Animals and Confidentiality of Tenants. There are also several litigation matters including non-compliance cases that are being scheduled and advancing through the courts.

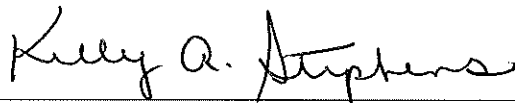
New Business – Commissioner Meringolo had contacted Executive Director Stephens about the use of cell towers and the requirements by HUD as a revenue source. Executive Director Stephens said that it would certainly be beneficial particularly in Randolph where there always seems to be an issue with reception. Executive Director Stephens spoke with Dover Housing Authority and they do receive monthly rental income. She also reached out to HUD to see what the appropriate steps would be. Chairman Poli recommended ‘micro’ towers or antennas which would not be so harsh. Attorney Kate Coffey stated it would be a source of revenue but would be subjected to a courtesy review similar to the generator project. Also, usually there is a long term lease for a cell tower on the lease. Commissioner Meringolo said the tower at the DPW site generates approximately \$80,000-\$100,000 per year. Commissioner Feyl also pointed out it may be subject to public bid. The board will revisit the subject if there are any carriers that may be interested.

Old Business – Executive Director Stephens met with Fred Stewart a few weeks ago and walked the property with the maintenance man. Fred has prior experience with Habitat for Humanity and Executive Director Stephens explained what the Housing Authority was looking to do. There are several ponds and steep slopes, therefore, Fred will look to see how much buildable area there is. The next step would be having a survey done.

Adjournment

Meeting adjourned at 6:51PM.

3/10/22
Date Adopted



Kelly A. Stephens, Director/Secretary