

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
November 10, 2021

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 868 9988 5158, Passcode:721839

CALL TO ORDER: Chairman Poli called the meeting to order at 6:05 P.M.

ROLL CALL: Chairman Poli requested that the roll be called.

PRESENT

Commissioner Feyl
Commissioner Hall (6:17pm)
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSENT

Commissioner Ullah

Also attending meeting via conference call:

Kate 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 remote meeting being held on this the tenth day of November 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: 6:08PM

No member of the public was present. Public session closed at 6:08PM.

Correspondence: None at this time.

Committee Report: None

Chairman Report: Chairman Poli had no report at this time. He has spoken with Executive Director Stephens and it will be included in her report.

Executive Director Report: The Housing Authority has a new phone system. The old system was damaged in the lightning strike and repairs just put a band-aid on it. For anyone calling the office, it is now a four-digit extension (the old extension with a ten before it).

The Housing Authority has been having an issue with Verizon installing new fiber optic wiring. Engineers have been out three times to determine placement of new wiring – this is necessary to upgrade the entry system. Tenants are getting frustrated, and we have reached out to Verizon several times to get this moving along.

The Housing Authority is planning to bring back its holiday parties, however, with restrictions. Attendees must be vaccinated, and masks will be worn except when eating. We will be limiting attendance to 25-30 people and IBV will now host separate parties for each building. Painting is finally starting at PVV next week and then the flooring will be replaced.

The Housing Authority has another mold claim with the JIF at Morris Mews and we will be proceeding with remediation and repairs soon. Executive Director Stephens asked for guidance from the board regarding the mask mandate in the buildings. The issue is that staff are not present to police the issue. After much discussion, the consensus was that in accordance with CDC and the State of NJ guidelines and regardless of vaccination status, masks are strongly recommended. A notification will be sent out. Lastly, the Housing Authority completed ERAP applications for all tenants that have outstanding monies due.

Regular Minutes – A motion was made by Commissioner Feyl and seconded by Commissioner Meringolo Approving the Regular Minutes for October 14, 2021. The following votes were cast:

AYES

Commissioner Feyl
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Feyl and seconded by Commissioner Meringolo Approving the Schedule of Payments for November 10, 2021. The following votes were cast:

AYES

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2021 – 40 – A motion was made by Vice Chairman Zaccone and seconded by Commissioner Meringolo Authorizing the Audit Review Certificate. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2021 – 41 – A motion was made by Commissioner Meringolo and seconded by Commissioner Hall Adopting the 2022 Housing Authority Budget. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2021 – 42 – A motion was made by Commissioner Meringolo and seconded by Commissioner Feyl Approving Employee Salary Adjustment for January 1, 2018 – December 31, 2022. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2021 – 43 – A motion was made by Chairman Poli and seconded by Commissioner Meringolo Authorizing the Write-Off of Uncollectible Tenant Accounts Receivable. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2021 – 44 – A motion was made by Commissioner Meringolo and seconded by Commissioner Feyl Awarding the Contract for Installation of Drainage Improvements at India Brook Village. 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.

Legal Update – Day Pitney reviewed a Service Animal Lease Addendum and the resolution for tonight regarding the salary increments. They attended a Bid Opening on November 18th and will attend another on November 23rd. Day Pitney has taken legal action for two tenants with judgements, two tenants for non-compliance non-payment issues, and negotiated two payments plans. They also have four pending actions for non-payments. Executive Director Stephens mentioned the Housing Authority is out for RFP for Legal, Accounting and Audit which is due 11/17.

New Business – Housing Partnership is hosting a HCV to Homeownership workshop on November 18, 2021 and Ana Betancourth, HCV Housing Manager, will be one of the presenters. So far, they have about 248 people signed up. Lakeland Bank will also be speaking, along with DCA. Discussion ensued regarding the FSS program, how the voucher to homeownership worked, the mortgage crisis of 2008 and deed restrictions.


A letter was submitted to HUD General Counsel requesting a reevaluation of 2022 Fair Market Rents. At Commissioner Hall's suggestion, Executive Director Stephens contacted Congresswoman Sherill's office. Unfortunately, because MCHA does not hold 50% of the vouchers in the Newark Field Office, it was denied. We then submitted a letter to the Field Office requesting an exemption payment standard up to 120% above the FY2022 published FMR's. MCHA should receive a response by November 17, 2021. If the request is denied, the Housing Authority will have to utilize the SAFMR's for each municipality in Morris County.

Old Business – Executive Director Stephens has reached out to the Engineer for the Feasibility Study at PVV but has not received a response.

Adjournment

Meeting adjourned at 6:50PM.

12/9/21
Date Adopted


Kelly A. Stephens, Director/Secretary