

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
June 11, 2019

TIME: 6:00 P.M.

PLACE: Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey.

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

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

PRESENT

Chairman Hall
Commissioner Feyl (Left at 6:50PM)
Commissioner Koldewyn
Commissioner Ullah
Commissioner Zaccone

ABSENT

Commissioner Ali
Vice Chairman Tappen

Also attending meeting:

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

Chairman Hall 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 2019 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 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 to public: – Public in Attendance

Henry Coggin, Tenant
Ketty Bascones, Tenant
Carmalinda Grappone, Tenant
Kristal Elliott, Tenant
Lucy Adams, Tenant
Soad Ibrahim, Tenant
Elizabeth Wilford, Tenant
Carmen Mitchell, Tenant
Gladys Ballard, Tenant

Tasha Hill, Tenant
Maria Vega, Tenant

Tenant Issues were as follows:

H. Coggin:

Mr. Coggin complained that the exhaust fans in the bathrooms of the Morris Mews Complex made a loud, vibrating noise that can be felt and heard throughout the other apartments both day and night. Kelly Stephens, Executive Director, stated this was brought to her attention and it appears to be a systemic issue. Ms. Stephens has begun researching to address the problem.

K. Bascones:

Ms. Bascones also complained about the exhaust fan and that her neighbors keep moving furniture. Kelly Stephens, Executive Director, said she will have staff follow up with neighboring tenants.

S. Ibrahim:

Ms. Ibrahim stated the people are still smoking upstairs and making noise such as a fan. Kelly Stephens, Executive Director, will follow-up.

E. Wilford:

Ms. Wilford complained about her GE refrigerator and how service is needed as food goes bad after one week. Although technicians and our maintenance staff have examined it, Kelly Stephens, Executive Director will follow-up.

K. Elliot:

Ms. Elliott questioned the timing of the previous meeting's minutes on the website. Ms. Stephens explained they needed to be approved before they can be put online.

L. Adams:

Ms. Adams claims that there is still an odor in her apartment which makes her ill. Kelly Stephens, Executive Director, told the board that she had the air quality tested and all results were negative concerning any odors. Chairman Hall stated that the Housing Authority has done everything possible.

M. Vega:

Ms. Vega had an issue with a report that was sent out called 'Fraud Calculator'. This is a report generated from our software, however, Kelly Stephens, Executive Director will contact them to see if it can be renamed. Ms. Vega stated she provided all her information but has a recoupment and her rent increased. Ms. Stephens advised her that she could sit down with Giovanna McClendon to review numbers and the grievance procedure.

T. Hill:

Question about Smoke Free Policy. Kelly Stephens, Executive Director, explained the policy and will distribute a reminder to all tenants.

C. Grappone:

Ms. Grappone had concerns regarding what the Commissioners did. Chairman Hall explained the purpose of the Board.

Minutes – A motion was made by Commissioner Feyl seconded by Chairman Hall approving the Minutes for May 14, 2019. Commissioner Zaccone requested that we add to the minutes where he suggested to stamp the keys, that it was to stamp with ‘Do Not Duplicate’. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Feyl	Commissioner Koldewyn	
Commissioner Ullah		
Commissioner Zaccone		
Chairman Hall		

Chairman Hall declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Feyl and seconded by Commissioner Koldewyn Approving the Schedule of Payments for June 11, 2019. Commissioner Feyl requested that the Expenditures report include a column for Percentage of Budget Spent. Chairman Hall agreed. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Feyl		
Commissioner Koldewyn		
Commissioner Ullah		
Commissioner Zaccone		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2019 - 17 – A motion was made by Commissioner Koldewyn and seconded by Commissioner Ullah Authorizing the Use of Temporary Personnel to TeleSearch Staffing Solutions through a Morris County Approved Contract. This is to fill a need in the Finance Department due to an illness of a key staff member. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Koldewyn		
Commissioner Ullah		
Commissioner Zaccone		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2019 - 18 – A motion was made by Commissioner Zaccone and seconded by Commissioner Ullah Approving Non-Union Management Salary Adjustments, with the exception of the Executive Director, not to exceed the 2% aggregate of \$4,900.75. The following votes were cast:

AYES
Commissioner Koldewyn
Commissioner Ullah
Commissioner Zaccone
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Resolution 2019 - 19 – A motion was made by Commissioner Koldewyn and seconded by Chairman Hall Awarding the Contract for Information Technology Services to TEKZ Group LLC dba Wheelhouse IT. The following votes were cast:

AYES
Commissioner Koldewyn
Commissioner Ullah
Commissioner Zaccone
Chairman Hall

ABSTAIN

NAYS

Chairman Hall declared said motion carried.

Report of Committees

None

New Business

Old Business

None

Adjournment

A motion was made by Commissioner Koldewyn and seconded by Chairman Hall to adjourn the meeting. All were in favor. Meeting adjourned at 6:57 P.M.

Date Adopted

Kelly A. Stephens, Director/Secretary