

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
November 12, 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 6:05 P.M.

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

**PRESENT**

Commissioner Feyl  
Commissioner Zaccone  
Vice Chairman Tappen  
Chairman Hall

**ABSENT**

Commissioner Koldewyn  
Commissioner Ullah

**Also attending meeting:**

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

**Chairman Hall read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this twelfth day of November 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:**

K. Elliot – Ms. Elliot attended the meeting to discuss the Policy and Procedures the Housing Authority has in place. Ms. Elliot asked if there was anyway the Policy and Procedures could be re-evaluated if the tenant does not agree. Kate Coffey stated that some of the issues that Ms. Elliot brought up were in pending litigation.

Tasha Hill – Ms. Hill had concerns about the Court Order form the Housing Authority has requested. Director Stephens advised that evidence of filing for child support demonstrates you have initiated the process. The Housing Authority needs to at least see the tenant has initiated the process.

**Meeting closed to the public:** 6:47 PM

**Minutes** – A motion was made by Commissioner Feyl seconded by Vice Chairman Tappen Approving the Minutes for October 8, 2019. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Feyl  
Commissioner Zaccone  
Vice Chairman Tappen  
Chairman Hall

Chairman Hall declared said motion carried.

**Schedule of Payments** – A motion was made by Commissioner Feyl and seconded by Chairman Hall Approving the schedule of payments for November 12, 2019. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Feyl  
Commissioner Zaccone  
Vice Chairman Tappen  
Chairman Hall

Chairman Hall declared said motion carried.

**Resolution 2019 – 36** – A motion was made by Commissioner Feyl and seconded by Vice Chairman Tappen Approving the Resolution for the Department of Human Services. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Feyl  
Commissioner Zaccone  
Vice Chairman Tappen  
Chairman Hall

Chairman Hall declared said motion carried.

**Resolution 2019 – 37** – A motion was made by Commissioner Feyl seconded by Vice Chairman Tappen Approving the 2020 Adopted Budget Resolution. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Feyl  
Commissioner Zaccone  
Vice Chairman Tappen  
Chairman Hall

Chairman Hall declared said motion carried.

**Resolution 2019 – 38** – A motion was made by Chairman Hall and seconded by Vice Chairman Tappen Extending the Contract for Elevator Maintenance to **Current Elevator Technology** for India Brook Village, Pleasant View Village, Morris Mews and Congregate Living Facility. The following votes were cast:

| <u>AYES</u>  | <u>ABSTAIN</u> | <u>NAYS</u> |
|--|----------------|-------------|
| Commissioner Feyl<br>Commissioner Zaccone<br>Vice Chairman Tappen<br>Chairman Hall |                |             |

Chairman Hall declared said motion carried.

**Resolution 2019 – 39** – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Awarding Contract for Floor Finishes at Housing Authority County of Morris Complexes to **Freddy Floor Covering, Inc.** The following votes were cast:

| <u>AYES</u>  | <u>ABSTAIN</u> | <u>NAYS</u> |
|--|----------------|-------------|
| Commissioner Feyl<br>Commissioner Zaccone<br>Vice Chairman Tappen<br>Chairman Hall |                |             |

Chairman Hall declared said motion carried.

**Resolution 2019 – 40** – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Awarding the Contract for Turnover Painting at Housing Authority County of Morris Complexes to **A. Champion Painting Company.** The following votes were cast:

| <u>AYES</u>  | <u>ABSTAIN</u> | <u>NAYS</u> |
|--|----------------|-------------|
| Commissioner Feyl<br>Commissioner Zaccone<br>Vice Chairman Tappen<br>Chairman Hall |                |             |

Chairman Hall declared said motion carried.

**Resolution 2019 – 41** – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Appointing Attorney to the firm **Day Pitney, LLP.** The following votes were cast:

| <u>AYES</u>  | <u>ABSTAIN</u> | <u>NAYS</u> |
|--|----------------|-------------|
| Commissioner Feyl<br>Commissioner Zaccone<br>Vice Chairman Tappen<br>Chairman Hall |                |             |

Chairman Hall declared said motion carried.

**Resolution 2019 – 42** – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Appointing Accounting to the firm **Polcari & Company**. The following votes were cast:

| <b><u>AYES</u></b>   | <b><u>ABSTAIN</u></b> | <b><u>NAYS</u></b> |
|--|-----------------------|--------------------|
| Commissioner Feyl<br>Commissioner Zaccone<br>Vice Chairman Tappen<br>Chairman Hall |                       |                    |

Chairman Hall declared said motion carried.

**Resolution 2019 – 43** – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Appointing Auditor to the firm **Hymanson, Parnes & Giampaolo**. The following votes were cast:

| <b><u>AYES</u></b>   | <b><u>ABSTAIN</u></b> | <b><u>NAYS</u></b> |
|--|-----------------------|--------------------|
| Commissioner Feyl<br>Commissioner Zaccone<br>Vice Chairman Tappen<br>Chairman Hall |                       |                    |

Chairman Hall declared said motion carried.

**Resolution 2019 – 44** – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Approving the services of **Brown & Brown Consulting** for the purpose of providing actuary services. The following votes were cast:

| <b><u>AYES</u></b>   | <b><u>ABSTAIN</u></b> | <b><u>NAYS</u></b> |
|--|-----------------------|--------------------|
| Commissioner Feyl<br>Commissioner Zaccone<br>Vice Chairman Tappen<br>Chairman Hall |                       |                    |

Chairman Hall declared said motion carried.

**Report of Committees**

None

**New Business**

None

**Old Business**

Review of By-Laws  
Pleasant View Village Property

**Adjournment**

A motion was made by Commissioner Feyl and seconded by Vice Chairman Tappen to adjourn the meeting. All were in favor. Meeting adjourned at 7:26 PM

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Date Adopted

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Kelly A. Stephens, Director/Secretary