

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
December 15, 2022

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 868 6805 4661

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

ROLL CALL: Chairman Poli called roll.

PRESENT

Commissioner Bevacqua
Commissioner Hall
Commissioner Meringolo (Signed off at 6:34pm)
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSENT

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Director
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 fifteenth day of December 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 6:02PM. No member of the public was on at this time. Closed to the public at 6:02PM. Ms. Anderson signed on after and Executive Director Stephens asked Ms. Anderson if there was anything she wanted to say as the board would be accommodating. Ms. Anderson wished the board a Merry Christmas and Happy New Year and that it was a joy to live at India Brook Village.

Correspondence: Executive Director Stephens included a thank you card from a landlord where the Housing Authority could resolve the issue, keep someone housed while working with the landlord.

Committee Report: No Committees met.

Chairman Report: Chairman Poli will give his report during Executive Session.

Executive Director Report: Executive Director Stephens reported the maintenance staff have been making winter preparations by covering up A/C sleeves, servicing boilers, communicating with tenants, etc. in preparation of the cold weather ahead of us.

For Thanksgiving, we had many organizations assist our tenants: Chabad of SE Morris County provided home delivered Thanksgiving meals for our seniors, Randolph Rotary provided twelve (12) families with turkeys, Resurrection Church provided turkeys for other families at Bennett Avenue and the Bass Foundation provided a Thanksgiving meal for the seniors at Morris Mews.

The Housing Authority has hosted holiday parties at the senior buildings and India Brook Village will be held on Monday. The Junior League and Girl Scouts attended the Morris Mews party to serve dinner and sing carols and also donated \$200 worth of gift cards.

Several families were recipients of holiday gift programs: Christ the King Church in New Vernon provided 'Christmas in a Box' to ten (10) families, Resurrection Church provided toys for the children at Bennett Avenue and Total Row in Livingston adopted a family as well.

Executive Director Stephens also updated the board that she was appointed as the Vice Chair of the Morris County Continuum of Care for 2023 and served as a Hearing Officer for a Madison Housing Authority termination. She and several staff attended the County Commissioner's holiday gathering, and she also attended the County Administrator's retirement party.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Regular Minutes for November 10, 2022. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Vice Chairman Zaccone and seconded by Commissioner Bevacqua Approving the Schedule of Payments for December 15, 2022. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Hall
Commissioner Meringolo

ABSTAIN

NAYS

Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2022-34 –A motion was made by Commissioner Hall and seconded by Chairman Poli Appointing the Fund Commissioner. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022-35 – A motion was made by Vice Chairman Zaccone and seconded by Commissioner Ullah Approving the Meeting Dates for 2023. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022-36 –A motion was made by Commissioner Meringolo and seconded by Commissioner Hall Approving the Use of HUD Established SAFMR's for the Flat Rent Schedule. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022-37 –A motion was made by Vice Chairman Zaccone and seconded by Commissioner Bevacqua to Write-Off Uncollectible Tenants Accounts Receivables. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022-38 –A motion was made by Chairman Poli and seconded by Commissioner Meringolo Awarding Various Architectural/Engineering Contract (s) on an As Needed Basis. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022-39 –A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Appointing Legal Services for the Housing Authority. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022-40 –A motion was made by Commissioner Meringolo and seconded by Vice Chairman Zaccone Appointing Accounting Services for the Housing Authority. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2022-41—A motion was made by Chairman Poli and seconded by Commissioner Hall Appointing the Auditor for FYE2022. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2022-42—A motion was made by Commissioner Meringolo and seconded by Vice Chairman Zaccone Awarding the Contract for Floor Finishes. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2022-43—A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Awarding the Contract for the Replacement of Light Fixtures at India Brook Village. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Hall
Commissioner Meringolo
Commissioner Ullah
Vice Chairman Zaccone

ABSTAIN

NAYS

Chairman Poli

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney participated in the bid opening for Floor Finishes that was awarded tonight. They also provided general advice on evictions and complaints and an employee concern. Two matters received judgements, one is in default, one payment plan and six are with court. The courts are currently hearing twenty eviction cases per week compared to eighty prior to COVID. There are thirteen new evictions pending.

New Business – None

Old Business – The PVV Property is not listed in PIC therefore a Special Applications Center (SAC) needs to be completed.

Resolution 2022-44—A motion was made by Chairman Poli and seconded by Commissioner Meringolo Authorizing Executive Session. The following votes were cast:

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

Chairman Poli declared said motion carried.

Adjournment:
Meeting adjourned at 6:43PM.

1/12/23
Date Adopted

Kelly A. Stephens, Board Secretary