

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
February 8, 2024

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 863 8786 1313, Passcode: 805751

CALL TO ORDER: Vice Chairman Meringolo called the meeting to order at 6:01PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Rubino
Commissioner Zaccone
Vice Chairman Meringolo

ABSENT

Chairman Poli
Commissioner Ullah

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Director
Barbara Anderson, IBV Tenant
Dawn Bender, Public
Suzanne Jackson, Public
Rosalie Roschella, Public

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 eighth day of February 2024 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 6:03PM. Dawn Bender asked if the Housing Authority would be applying for the \$2,112,000 for people with disabilities. Executive Director Stephens said there were no plans of applying for additional vouchers at this time. The Housing Authority also works closely with the Morris County Continuum of Care in identifying community needs. Executive Director Stephens is currently on vacation and asked Ms. Bender to call her next week. She also suggested that Ms. Bender contact Boonton HA. The public portion was closed at 6:06PM.

Correspondence: Executive Director Stephens attached an email from a tenant at India Brook Village, one of the senior complexes. This tenant expressed concern over tenants being responsible for clearing out their cars during snow storms and felt the authority should be

responsible. Executive Director Stephens reviewed the snow removal process at the sites as well as provided information on the parking lots and the numbers of spaces at all three senior citizen complexes. Many years ago, maintenance staff would use a snowblower between the cars to create a path, however, after tenants complained of ‘scratching’ the cars, the Housing Authority stopped this practice. Executive Director Stephens had concerns about the cost if this was to be added into the bid specifications and she does not have the maintenance personnel to do this job. As part of the Authority’s Rule and Regulations, tenants must be available to clear off their cars and move them. She also contacted other Housing organizations and with the exception of Dover Housing Authority, which only has twenty six parking spaces, the other organizations do not clear off tenants cars or a path to the car.

Vice Chairman Meringolo confirmed the curb to curb process and that maintenance works in conjunction with the contractor. It was asked if other tenants could be hired to assist and Executive Director Stephens explained they are older themselves and she would be concerned about the liability. She asked Barbara Anderson who was present at the meeting, her thoughts. Ms. Anderson explained her son comes to clear off her car. There are many tenants with limited mobility that have difficulty cleaning their cars off. Commissioner Bevacqua suggested groups such as the Boy Scouts. Morris Township already coordinates volunteers so the Housing Authority will reach out Rockaway and Randolph and see if they are able to assist. Discussion ensued and photos of the parking lots will be provided to the Board. The board would also like to know the liability if any damage to the cars and the extent of snow. Vice Chairman Meringolo requested that it brought back up at the next meeting.

Committee Report: The Personnel Committee will be meeting on Tuesday, January 23, 2024 at 6PM.

Chairman Report: None

Executive Director Report: Senior Activities for the month include chair exercise, quarter exchange, food pantry and bible study. We will be hosting Valentine’s Bingo and a Black History Month luncheon. The ‘Dealing with Difficult Neighbors’ workshop is being held next week at India Brook Village and eventually presented at the other sites.

Last month, Executive Director Stephens brought up an issue with a tenant at India Brook Village. She made the decision to hire someone to do a clean out of the unit. It was interfering with the health and safety of the other tenants and she was concerned if the Housing Authority did not take immediate action that the situation could escalate. The Housing Authority has a court date set for the end of February.

Regular Minutes – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Rubino Approving the Regular Minutes for January 11, 2024. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino

ABSTAIN

Commissioner Zaccone

NAYS

Vice Chairman Meringolo

Vice Chairman Meringolo declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Approving the Schedule of Payments for February 8, 2024. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Bevacqua		
Commissioner Rubino		
Commissioner Zaccone		
Vice Chairman Meringolo		

Vice Chairman Meringolo declared said motion carried.

Legal Update – Attorney Kate Coffey reported they have had good results with the non-payments. Two trials are set for this month and the tenants have already promised payment. There was a judgement to evict because the tenant had not paid in nine months and did not show up for court. Day Pitney assisted in another matter where the tenant left owing a balance and the Housing Authority had put a lien on their assets. The house is being foreclosed on and the Housing Authority may or may not receives their monies, although it is not a significant balance. Two additional trials are set for this month with no potential negotiations or repayment agreements. One wage garnishment and four warrant for removals. Lastly, there are two settlements in process with one agreeing to vacate the unit. There has been significant progress and some tenants are able to bring themselves into compliance.

New Business – None

Old Business – None.

Adjournment: The meeting adjourned at 6:31PM.

March 14, 2024

Kelly A. Stephens

Date Adopted

Kelly A. Stephens, Board Secretary