

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
January 11, 2024

TIME: 6:00 P.M.

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

CALL TO ORDER: Chairman Poli called the meeting to order at 6:00PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Meringolo
Commissioner Poli

ABSENT

Commissioner Zaccone

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Erin Hodgson, Day Pitney, LLP
Gina Bozzi, Finance Director
Mayra Gonzalez, Housing Manager
Jaime Costillo, Public

Resolution 2024-1 –A motion was made by Commissioner Meringolo and seconded by Commissioner Rubino opening up the Nominations for Chairman and Vice Chairman for 2024. Commissioner Meringolo nominated Commissioner Poli as Chairman, which was seconded by Commissioner Ullah. Commissioner Poli nominated Commissioner Meringolo for Vice Chairman and seconded by Commissioner Ullah. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Meringolo
Commissioner Poli

ABSTAIN

NAYS

Executive Director Stephens declared said motion carried and turned the meeting over to Chairman Poli.

Resolution 2024-2 –A motion was made by Chairman Poli and seconded by Vice Chairman Meringolo Awarding the Contract for Additional Drainage at the Congregate Living Facility. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

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 eleventh day of January 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 6:06PM. Jaime Castillo requested if anyone spoke Spanish. Mayra Gonzalez translated and stated Ms. Castillo was looking for an affordable apartment. Ms. Gonzalez asked Ms. Costello for her phone number and would call her back the next day to send an application. The public portion was closed at 6:09PM.

Correspondence: A thank you from a Housing Choice Voucher client was included in the package.

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

Chairman Report: Chairman Poli appointed Commissioner Rubino to the Finance Committee and Projects Committee.

Executive Director Report: Executive Director Stephens reported that there was no damage from the rain and flooding on Tuesday night, The Housing Authority also fared well during the snowstorm and had only one slip and fall reported.

Senior Activities include chair exercise, quarter exchange, food pantry and bible study. Municipal Utilities Authority (MUA) conducted a recycling workshop at all three senior complexes. Next month we are hosting a 'Dealing with Difficult Neighbors' aka Bullying workshop. The Housing Authority has been having issues amongst tenants so we will also be giving out \$10 Shop Rite gift cards for those attending.

The Housing Authority has been having an issue with a tenant at India Brook Village. We arranged for a clean-out in August, referred to APS, worked with the health department but now we need to file for court.

Regular Minutes – A motion was made by Commissioner Rubino and seconded by Vice Chairman Meringolo Approving the Regular Minutes for December 14, 2023. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Ullah Approving the Schedule of Payments for January 11, 2024. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey stated she would provide a report then defer to Erin Hodgson. Day Pitney has assisted in eight new eviction complaints, two warrant for removals, two complaints were vacated, two went to trial, one payment plan, one wage garnishment, one default judgement, one tenant left voluntarily, one complaint where they came into compliance. There was a trial today where the tenant agreed to vacate. Erin Hodgson recapped court today: one case was dismissed, and the tenant paid in full, just owing late and legal. The other case, the tenant did not want to enter a payment plan and has thirty days to vacate.

New Business – None

Old Business – Executive Director Stephens reported she is just waiting for the support letter from Rockaway Township.

Adjournment: The meeting adjourned at 6:24PM.

2/8/24
Date Adopted

Kelly A. Stephens, Board Secretary