

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
July 8, 2021

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID:893 6903 7049, Passcode:232627

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

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

PRESENT

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSENT

Commissioner Ullah

Also attending meeting via conference call:

Kate Coffey, Day Pitney LLP
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Manager
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 eighth day of July 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: 6:03PM

Barbara Anderson asked if the Housing Authority will continue with the masks in the common areas at IBV. Executive Director Kelly A. Stephens explained that the Text-Em-All that was sent out strongly recommended masks, however, since we are not on-site 24 hours and they are not required in stores, etc. it would be difficult to mandate it. The Housing Authority would continue to require a vaccination to attend socials. Ms. Anderson asked how many people at IBV were vaccinated. Executive Director Stephens did not have the exact numbers, however, Hope Summerset and Cristina Cortez were maintaining a list. Ms. Anderson also stated that she was extremely pleased with the Text-Em-All system. Executive Director system stated it has saved a lot of time on fliers and paper as the office could get out a notification within minutes. Public session closed at 6:07PM.

Correspondence: None at this time.

Committee Report:

Chairman Report: Chairman Poli may not be able to attend August meeting. In that event, Vice Chairman Zaccone will preside over the meeting.

Executive Director Report: The roof project at Pleasant View Village is completed but has not been closed out yet. It proved to be a positive experience with the contractor and we hope to be able to work with them on future projects.

The results from the core testing at IBV showed that there was no gravel or crushed stone under the concrete slab in the courtyard where many of the issues are. At a second location, the denseness is not the required 4” minimum. A final letter was sent to the contractor with the report from the core testing and a request to replace the entire project as we are not confident that the entire project was not compromised. If there is no resolution, the Housing Authority is prepared to refer the matter to Day Pitney and will contact the insurance company that holds the bond. Discussion ensued regarding who was on site supervising the project. Executive Director Stephens explained the Project Manager for the Architect firm as well as the Maintenance Supervisor were on site throughout the project but not every day.

Executive Director Stephens will be meeting with the Morris Mews tenants on July 15, 2021 and the India Brook Village and Pleasant View Village tenants next month. She will also set up a virtual meeting with the family tenants. They are normally poorly attended and perhaps this would enable the families to attend.

The playgrounds have been demolished and once the new equipment is delivered, it will be installed. Executive Director Stephens reported the Housing Authority transitioned over to a new IT company and the transition went smoothly.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Commissioner Feyl Approving the Regular Minutes for June 10, 2021. The following votes were cast:

AYES

Commissioner Feyl
Commissioner Hall
Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Executive Session Minutes – A motion was made by Commissioner Feyl and seconded by Commissioner Hall Approving the Executive Session Minutes for June 10, 2021. The following votes were cast:

AYES

Commissioner Feyl
Commissioner Hall

ABSTAIN

NAYS

Commissioner Meringolo
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Hall and seconded by Commissioner Feyl Approving the Schedule of Payments for July 8, 2021. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2021 – 27 – A motion was made by Commissioner Feyl and seconded by Commissioner Hall Awarding the Contract for Fence Replacement at Green Pond Village. The following votes were cast:

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

Chairman Poli declared said motion carried.

Legal Update – Overall, it has been a quiet month. Day Pitney provided assistance with several eviction matters. In addition, they reviewed proposals that Executive Director Stephens received for a Feasibility Study at Pleasant View Village.

New Business – Executive Director Stephens reintroduced the Agreement with the Affordable Housing Corporation that was previously discussed. The Affordable Housing Corporation is looking to develop a piece of property and Executive Director Stephens wanted language in the agreement that reflected any additional responsibilities above and beyond the normal scope of service would be charged at an hourly rate. The Affordable Housing Corporation discussed this with their Board of Trustees who felt it was premature to include in the contract. Discussion ensued.

The Board of Commissioners agreed that the language must be included in the agreement and if no additional financial responsibilities were necessary, then there would be no additional charges. They also felt the hourly rate the Housing Authority was looking to

charge was more than fair, particularly if the Affordable Housing Corporation were to outsource the financial responsibilities. Executive Director Stephens would follow-up.

Old Business – Executive Director Stephens received three proposals for a Feasibility Study at Pleasant View Village. She was awaiting one more and will have a resolution to award at the next meeting.

Adjournment

Meeting adjourned at 6:48PM.

8/12/21
Date Adopted

Kelly A. Stephens
Kelly A. Stephens, Director/Secretary