

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
July 9, 2020

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 820 4183 2082, Password: 101062

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

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

PRESENT

Chairman Feyl
Vice Chairman Zaccone
Commissioner Hall
Commissioner Poli

ABSENT

Commissioner Meringolo
Commissioner Ullah

Also attending meeting via conference call:

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

Gina Bozzi read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this ninth day of July 2020 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, the Housing Authority website 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/closed to public: 6:03PM

No member of the public was present via Zoom platform.

Regular Minutes – A motion was made by Commissioner Poli seconded by Vice Chairman Zaccone Approving the Regular Minutes for June 11, 2020. The following votes were cast:

AYES

Chairman Feyl
Vice Chairman Zaccone

ABSTAIN

NAYS

Commissioner Hall
Commissioner Poli

Chairman Feyl declared said motion carried.

Executive Session Minutes – A motion was made by Commissioner Hall seconded by Commissioner Poli Approving the Executive Session Minutes for June 11, 2020. The following votes were cast:

AYES

Chairman Feyl
Vice Chairman Zaccone
Commissioner Hall
Commissioner Poli

ABSTAIN

NAYS

Chairman Feyl declared such said motion carried.

Executive Director Report – Executive Director Kelly A. Stephens reported that the staff are back in the office at a regular schedule and business is as usual. Public Housing and Housing Choice Voucher Staff have been processing revisions for residents and participants that are now collecting Unemployment or back to work. The staff have been following safety precautions and we have one staff out on a two week quarantine as they came in contact with someone who tested positive for COVID-19. Another staff person had to leave the country for a death in the family and will have to quarantine for fourteen days upon their return. Commissioner Poli questioned what time the staff will need to take for the quarantine. Executive Director Stephens explained that unless they are on family leave or disability, they will have to use sick or vacation time.

The meals for the senior citizens are coming to an end this week. Executive Director Stephens suggested honoring the groups that provided the funding for the meals sometime in the fall.

The IBV sidewalk project is complete, except for the gazebo, which is on order. A courtyard was created to give the residents more opportunities to enjoy the outdoors. We are trying to move ahead with projects that are within safety guidelines.

Commissioner Hall questioned how the new voucher system was going. Executive Director Stephens explained that we had six participants leased up which is positive since its inception was just on 6/1/2020. It has been difficult for voucher holders to find units with the COVID pandemic. In addition, the Housing Authority has been communicating with the Coordinated Entry System to address any issues that have come up since implementation. One barrier we have discovered is applicants who were denied because they owe money to any Housing Authority. It must be paid in full before they can receive any assistance.

Schedule of Payments – Finance Manager Gina Bozzi explained the Financial Statements, particularly the larger bills. A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Approving the Schedule of Payments for July 9, 2020. The following votes were cast:

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

Chairman Feyl declared said motion carried.

Resolution 2020 – 22 – A motion was made by Commissioner Hall and seconded by Commissioner Poli Extending the Contract for Extermination Services for the Morris Mews, Congregate Living Facility, India Brook Village, Pleasant View Village, Bennett, Green Pond Village and Peer Place Complexes. The following votes were cast:

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

Chairman Feyl declared said motion carried.

Resolution 2020 – 23 – A motion was made by Commissioner Poli and seconded by Vice Chairmant Zaccone Authorizing Executive Session for Litigation and Collective Bargaining Matters. No action will be taken after Executive Session. The following votes were cast:

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

Chairman Feyl declared said motion carried.

New Business

None

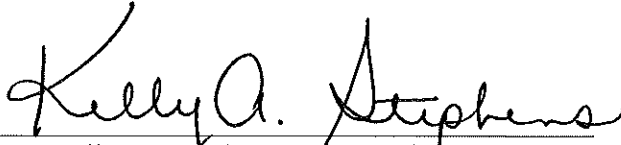
Old Business

Executive Director Kelly Stephens explained to the Board that the daughter of the neighbor adjacent to PVV has been contacting the office to see if we will be clearing the overgrown vegetation. She informed the daughter that no decision will be made until a conversation is held with Rockaway Township about possible development. Kate Coffey has reached out to the municipality and there is no new update. Moving forward, we will add a 'LEGAL UPDATE' to the agenda.

Adjournment

Meeting adjourned at 6:36PM.

8/13/2020
Date Adopted


Kelly A. Stephens, Director/Secretary