

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
July 9, 2026

TIME: 6:00 P.M.

PLACE: Zoom, Meeting ID: 828 1115 9760, Passcode: 430573

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

ROLL CALL: Executive Director Brown called roll.

PRESENT

Commissioner Ullah
Commissioner Zaccone
Commissioner Somma
Vice Chairman Meringolo
Chairman Poli

ABSENT

Commissioner Oliver

Also attending meeting:

Kate Coffey, Day Pitney
Gregory Brown, Executive Director
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 virtual meeting being held on the ninth day of July 2026 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 the notice mailed 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 the public: Meeting was open to public at 6:02 PM. Barbara Anderson expressed her appreciation to Hope Summerset-Neely and Executive Director Brown for providing breakfast and lunch to the residents of India Brook Village during the power outage caused by the severe storm on Friday, July 3rd.

Correspondence: None.

Chairman Report: Chairman Poli congratulated Executive Director Brown on successfully passing the Qualified Purchasing Agent (QPA) examination.

Committee Report: None.

Executive Director Report: Executive Director Brown reported activities for the month included chair exercise classes, movie screenings, a quarter exchange, food pantry services, and

vegetable pickups. New Bridge Services conducted a “Managing Chronic Pain and Stress” program. In honor of the fourth of July, residents enjoyed sandwiches for lunch and participated in USA trivia. Ice cream and hot dog socials are scheduled this month for all senior sites.

The Housing Authority received its Public Housing Assessment System (PHAS) score report from HUD and the authority earned an overall score of 91, resulting in its designation as a high performer. This achievement reflects the dedication and hard work of our staff and demonstrates the Authority’s continued commitment to providing quality housing services.

Executive Director Brown reported receiving official notification from the New Jersey Department of Community Affairs confirming successful completion of the Qualified Purchasing Agent (QPA) examination.

A severe storm occurred on Friday, July 3rd, which resulted in a power outage at India Brook Village. India Brook Village was the only property affected by the outage. The generators supplied power to the common areas until power was restored on Monday, July 6th.

Regular Minutes: A motion was made by Vice Chairman Meringolo and seconded by Chairman Poli to accept the Regular Minutes from the June 11, 2026, meeting. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Somma	Commissioner Zaccone	
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 Somma Approving the Schedule of Payments for July 9, 2026. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolutions:

2026-21– A motion was made by Vice Chairman Meringolo and seconded by Commissioner Ullah Appointing a Fund Commissioner. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Somma
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2026-22 – A motion was made by Vice Chairman Meringolo and seconded by Chairman Poli Extending Pest Control Services. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Somma
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2026-23 – A motion was made by Chairman Poli and seconded by Commissioner Ullah Authorizing MOU Agreement with Habitat for Humanity. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Somma
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2026-24 – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Ullah Awarding Emergency Contract to Replace the Elevator Jack at the Congregate Living Facility. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Somma
Commissioner Ullah
Commissioner Zaccone

Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Legal Update: Attorney Kate Coffey reported the property for the proposed easement is owned by the County in Morris Township. Approval from the County is required before the easement can proceed. Attorney Coffey further reported that Resolution 2026-23 authorizes negotiations of an MOU between the Morris County Housing Authority and Habitat for Humanity. Day Pitney responded to the auditor's request regarding pending litigation. Attorney Coffey also reported that she is working with Executive Director Brown to update public notices and is in the final stages of revising the Authority's Personnel Policies and Procedures Manual. Five tenant complaints for non-payment of rent were submitted.

New Business: None.

Adjournment: The meeting adjourned at 6:30 PM.

August 13, 2026

Date Adopted

Gregory Brown

Gregory Brown, Board Secretary