

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
March 10, 2022

**TIME:** 6:00 P.M.

**PLACE:** Zoom Meeting, Meeting ID: 878 9998 6879, Passcode:271332

**CALL TO ORDER:** Chairman Poli called the meeting to order at 6:02 P.M.

**ROLL CALL:** Chairman Poli called roll.

**PRESENT**

Commissioner Feyl  
Commissioner Hall  
Vice Chairman Zaccone  
Chairman Poli

**ABSENT**

Commissioner Meringolo  
Commissioner Ullah

**Also attending meeting via conference call:**

Kate Coffey, Day Pitney LLP  
Gina Bozzi, Finance Manager  
Giovanna McClendon, Housing Manager  
Barbara Anderson, India Brook Village

**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 tenth day of March in the year 2022 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: 6:06PM**

No member of the public wished to comment. Public portion closed at 6:06PM.

**Correspondence:** Letter from a HCV participant thanking Lekeisha Harris and Hope Summerset was included.

**Committee Report:** The Personnel Committee met. Commissioner Feyl was concerned about it being discussed in the open public forum. Attorney Kate Coffey recapped the Personnel Committee met to discuss negotiation issues and a letter was sent to the county. No response has been received as of yet. Commissioner Feyl requested the minutes not be divulged as the matter is still continuing.

**Chairman Report:** Nothing at this time.

**Executive Director Report:** Executive Director Kelly A. Stephens was not able to attend the meeting, however, provided a report for Gina Bozzi to give. The contractor is still working on the new Fire Alarm system at India Brook Village. She requested that once the project is complete, a meeting be held on site with maintenance, the inspector, Fire Marshall and Randolph Fire Department for a training and orientation of the new system.

After the last meeting, Executive Director Stephens looked at the sign at IBV – it would be too cumbersome to move the sign. However, we will look at placing solar lights to help illuminate the sign. The water leak at Morris Mews ended up being a rusty broken bolt on the fire line that must have come loose after the water was shut off a few weeks prior. There are still a few sidewalk slabs that need to be repaired and we are in the process of getting pricing. We also have a walk-through scheduled for next week with the IBV sidewalk contractor to resolve outstanding issues.

There is a payment made out to Executive Director Stephens name for staff training. They do not accept a payment voucher nor do we have a Housing Authority credit card. The trainings included FSS, contracts, HCV and for two new Public Housing staff. The training will enable them to understand the program more and help with job responsibilities.

The Housing Choice Voucher Program is low for February, however, the staff have been working hard in leasing up new people and we should be at 626 for March and 629 for April. We are also expected to be at 33 for the Mainstream vouchers. Gina Bozzi and Executive Director Stephens had a Teams meeting with HUD regarding our reserves and we were encouraged to aggressively address the rental increases or we would be so far behind in six years. This contradicts past practice with only \$20-\$40 increases. Therefore, we will be looking at the rental increases to landlords based on the market and Small Area FMR's.

**Regular Minutes** – A motion was made by Commissioner Hall and seconded by Commissioner Feyl Approving the Regular Minutes for February 10, 2022. The following votes were cast:

<u><b>AYES</b></u>	<u><b>ABSTAIN</b></u>	<u><b>NAYS</b></u>
Commissioner Feyl		
Commissioner Hall		
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 March 10, 2022. The following votes were cast:

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

Chairman Poli

Chairman Poli declared said motion carried.

**Legal Update** – Attorney Kate Coffey stated Day Pitney provided the Authority advice regarding NJ protocol for abandoned property after a vehicle was left in the parking lot. They also reviewed bid specifications for refuse collection and the IBV sidewalk repairs. They also provided advice with a personnel matter regarding a retiree, which may be presented to the Personnel Committee. Day Pitney also provided assistance with two default judgements, a settlement on a repayment plan and have three trials set for litigation matters in April.

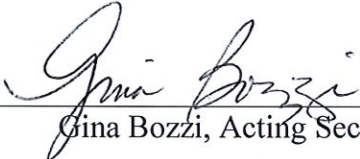
**New Business** – None

**Old Business** – Chairman Poli reported Executive Director Stephens did speak with Alfred Stewart but would like to review it when she returns.

**Adjournment**

Meeting adjourned at 6:27PM.

4/14/22  
Date Adopted

  
Gina Bozzi, Acting Secretary