

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
March 13, 2025

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 865 0868 6059, Passcode: 377057

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

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Poli
Commissioner Zacone
Commissioner Bevacqua
Vice Chairwoman Ullah
Chairman Meringolo

ABSENT

Also attending meeting:

Erin Hodgson, Day Pitney
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Director
Shavonda DeRoche, Public (Signed on at 6:07PM)

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 thirteenth day of March 2025 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: Opened at 6:02PM. No one from the public was in attendance at the time. Meeting was closed at 6:02PM. Chairman Meringolo reopened the meeting at 6:21PM. Shavonda DeRoche was asking about the waiting list and particulars regarding her application. Executive Director Stephens suggested she contact her directly. The meeting closed again at 6:25PM

Correspondence: Executive Director Stephens reviewed the Thank You from M&T Bank. Staff, specifically Hope Summerset and LeKeisha Harris-Gray were integral in assisting one of our participants in purchasing a home through the Voucher to Homeownership Program. It was a seamless process, and the homeowner had closed the week before. It demonstrates the true dedication of the staff.

Committee Report: Commissioner Poli reported the Personnel Committee met two times and they would be making a recommendation in Executive Session.

Chairman Report: Chairman Meringolo asked the rest of the Commissioners that since the Board is down two Commissioners, their attendance is necessary to ensure we have quorum. He is optimistic that there will be a replacement soon.

Executive Director Report: Executive Director Stephens reported activities for the month included chair exercise, food pantry, Living with Chronic Pain, cards, HEAP applications, presentations on the NJ Save program and St. Patrick's Day luncheons at all three senior sites.

The hardware replacement project is just about finished, The Housing Authority is in the process of issuing additional access fobs and codes. The Housing Authority signed a contract for the HVAC contract at India Brook and work should commence in the next few weeks.

Executive Director Stephens reported a few trees came down with the intense winds but fortunately there was no damage. The Housing Authority will be applying for a CDBG grant for security cameras at either Pleasant View Village or Peer Place.

The Municipal Engagement Forum Executive Director Stephens has spearheaded will be next Thursday at the Arboretum. Senator Britnee Timberlake and speakers from DCA, NJHMFA, HCDNNJ, Habitat for Humanity and Pulte Homes will be presenting.

Regular and Executive Session Minutes – Chairman Meringolo made a motion to accept the Regular and Executive Session minutes from the February 13, 2025 meeting. Motion carried by unanimous consent.

Schedule of Payments – A motion was made by Commissioner Poli and seconded by Chairman Meringolo Approving the Schedule of Payments for March 13, 2025. The following votes were cast:

AYES
Commissioner Poli
Commissioner Zacccone
Commissioner Bevacqua
Vice Chairwoman Ullah
Chairman Meringolo

ABSTAIN

NAYS

Chairman Meringolo declared said motion carried.

Legal Update – Attorney Erin Hodgson stated Day Pitney has been working on securing the death certificate for a tenant who passed and attended a bid opening for landscaping. There are five new complaints, four for non-payment and one for non-compliance. One tenant paid in full in order to avoid eviction. On old matters, one tenant was evicted, one voluntarily vacated, and one has a court date scheduled.

New Business – Chairman Meringolo would like some of the meetings to be held in a hybrid matter. The June and September meetings will be in-person; however, the commissioners will have the opportunity to attend virtually in order to obtain quorum.

Old Business – Executive Director Stephens deferred to Attorney Erin Hodgson to see if there was any update with Garden Homes. She will follow-up with Attorney Kate Coffey.

Resolution 2025-5 –A motion was made by Commissioner Zaccone and seconded by Vice Chairwoman Ullah Awarding the Contract for Landscaping and Grounds Care. The following votes were cast:

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

Chairman Meringolo declared said motion carried.

Resolution 2025-6 – A motion was made by Commissioner Poli and seconded by Commissioner Zaccone Approving the Memorandum of Understanding with NJ Department of Human Services, Division of Family Development, Office of Child Support Services. The following votes were cast:

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

Chairman Meringolo declared said motion carried.

Resolution 2025-7 – A motion was made by Chairman Meringolo and seconded by Commissioner Poli Authorizing Executive Session. The board will be discussing privileged information regarding the personnel matters. No action will be taken, and the board will immediately adjourn afterwards.

Adjournment: The meeting adjourned at 6:48PM.

April 10, 2025

Date Adopted

Kelly A. Stephens (Original on File)

Kelly A. Stephens, Board Secretary