

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
March 9, 2023

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 830 0961 8340

CALL TO ORDER: Chairman Poli called the meeting to order at 6:01PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSENT

Commissioner Hall

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Director
Tayfun Selen, Morris County Commissioner
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 ninth day of March 2023 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: Opened at 6:03PM. Barbara Anderson stated she was very happy with the new lights at India Brook. Executive Director Stephens stated once the light installation was finished, the building would be painted. Closed to the public at 6:04PM.

Correspondence: A thank you note was written by a resident of Wharton Senior Housing to our Social Service Administrator, Hope Summerset. The Housing Authority has been providing social services to Wharton Senior for over twenty years, which Executive Director Stephens started.

Committee Report: No Committees met. Commissioner Bevacqua has been appointed to the Personnel Committee.

Chairman Report: Chairman Poli will give his report during Executive Session.

Executive Director Report: Executive Director Stephens wanted to publicly thank her staff, particularly the management staff, who were able to continue operations while she was away for her daughter's wedding. This was the first time since she started as ED that she has not received phone calls, texts, emails and worked from vacation. Her goal for the last year had been to put people in place and empower them to make decisions and work collaboratively as a team and she was extremely grateful.

The current activities are chair exercise, food pantry blood pressure screenings, quarter exchange. There was a Black History Month celebration as Morris Mews, Navigating Hope Van at PVV, St. Patrick's Day luncheons, safety program and Medicare/Medicaid presentations at all senior sites.

The Fee Accountant will be present at April's meeting to provide a synopsis of our unaudited numbers. We anticipate the audit to be conducted in late June/early July. After that, the managers will be giving a brief presentation on their respective programs and departments.

Executive Director Stephens served as a panelist today for a Family Promise National Symposium on 'Working with Landlords, Property Managers and PHA's'. The webinar was virtual and had over 200 attendees.

The Housing Authority received \$704,354 for Capital Fund 2023. Will have to re-evaluate capital needs and prioritize. We have received several complaints about smoking in one of our senior buildings so Hope Summerset and Executive Director Stephens will be inspecting every apartment in the building. Lastly, all of the apartments have been inspected and are clear of bed bugs except for the primary infestation. We are working with the tenant to clean up her apartment so it can be properly treated.

Regular Minutes – A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Approving the Regular Minutes for February 9, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Executive Session Minutes – A motion was made by Commissioner Zaccone and seconded by Vice Chairman Meringolo Approving the Executive Session Minutes for February 9, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Approving the Schedule of Payments for March 9, 2023. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported her firm attended the Landscaping and Grounds Care bid opening. All the bids were defective as they were all missing required documentation. The Board will have a resolution before them tonight to reject all bids then re-bid the project. The firm also provided general information regarding OPRA and Executive Session.

Day Pitney provided guidance with a tenant and relocation efforts to avoid eviction. They also have the following collection actions: one repayment agreement, one move out, one possible eviction, seventeen complaints and three case management conferences.

New Business – None

Old Business – None.

Resolution 2023-4 –A motion was made by Vice Chairman Meringolo and seconded by Chairman Poli Rejecting the Submitted Bids for Landscaping and Grounds Care at Housing Authority Properties. The following votes were cast:

AYES

Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2023-5 –A motion was made by Vice Chairman Meringolo and seconded by Commissioner Zaccone Authorizing Executive Session. No action will be taken and the meeting will be immediately adjourned from there. The following votes were cast:

AYES
Commissioner Bevacqua
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Adjournment:

The public portion of the meeting adjourned at 6:28PM.

4/13/23
Date Adopted

Kelly A. Stephens, Board Secretary