

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
December 11, 2018

TIME: 6:00 P.M.

PLACE: Morris Mews, 99 Ketch Road, Morristown, New Jersey

CALL TO ORDER: Chairman Hall called the meeting to order at 6:00 P.M.

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

PRESENT

Commissioner Feyl
Commissioner Koldewyn
Commissioner Ullah
Vice Chairman Tappen
Chairman Hall

ABSENT

Commissioner Ali
Commissioner Zaccone

Also attending meeting:

Roberta L. Strater, Executive Director
Katharine A. Coffey, Day Pitney LLP
Kelly Stephens, Deputy Executive Director
Gregory Brown, Administrative Assistant

Chairman Hall read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this eleventh day of December 2018 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 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 to public – no public in attendance.

Minutes – A motion was made by Commissioner Koldewyn and seconded by Vice Chairman Tappen Approving the Minutes of the Regular Meeting of November 13, 2018. The following votes were cast:

AYES

Commissioner Koldewyn
Commissioner Ullah
Vice Chairman Tappen
Chairman Hall

ABSTAIN

Commissioner Feyl

NAYS

Chairman Hall declared said motion carried.

Discussion on Payment of Bills

Discussion occurred regarding clarification on items on the Schedule of Payments. Commissioner Feyl questioned the elevator deficit and Ms. Strater explained that it was an emergency repair to the jack. Although that line item was a negative number, there was not an overall deficit. Commissioner Feyl also requested that the pages be numbered. There was also a discussion on the Tenant Accounts Receivable. There are four people up for eviction.

Schedule of Payments – A motion was made by Commissioner Koldewyn seconded by Commissioner Ullah Approving the Schedule of Payments for December 11, 2018. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairman Tappen Chairman Hall | | |

Chairman Hall declared said motion carried.

Resolution 2018 - 38 – A motion was made by Commissioner Koldewyn and seconded by Vice Chairman Tappen Awarding the Agreement for Risk Management Consultant. Ms. Strater explained that this was a requirement of the JIF. Commission Feyl questioned if the administrator is paid, which they are not. The Risk Management Consultant is paid out of the JIF premiums. Kate Coffey explained that awarding the RMC agreement does not create a malpractice environment but just meets the requirement of the JIF. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairmen Tappen Chairman Hall | | |

Chairman Hall declared said motion carried.

Resolution 2018 - 39 – A motion was made by Chairman Hall and seconded by Commissioner Koldewyn Awarding the Contract for Labor Rates for Plumbing and Heating Services at Housing Authority County of Morris Properties. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairman Tappen Chairman Hall | | |

Chairman Hall declared said motion carried.

Resolution 2018 - 40 - A motion was made by Commissioner Koldewyn and seconded by Vice Chairman Tappen Approving the Meeting Dates of the Board of Commissioners for 2019. The meeting will be on the 2nd Tuesday of each month, except for February. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairman Tappen Chairman Hall | | |

Chairman Hall declared said motion carried.

Resolution 2018 - 41 - A motion was made by Chairman Hall and seconded by Vice Chairman Tappen Approving the Write Off of Uncollectible Tenant Accounts Receivable. Roberta explained that we were required to write off the amounts after a certain time period. Vice Chairman Tappen asked if we were getting a judgement. One person is on Social Security and we will not be able to get anything from them. Kate Coffey explained that if the amount was high enough, we would be able to get a judgement. Vice Chairman Tappen requested that we follow-up with HUD to see if we could sell the debt to a collection agency. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairman Tappen Chairman Hall | | |

Chairman Hall declared said motion carried.

Resolution 2018 - 42 - A motion was made by Commissioner Koldewyn and seconded by Commissioner Ullah Appointing Fund Commissioner for 2019. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairman Tappen Chairman Hall | | |

Chairman Hall declared said motion carried.

Resolution 2018 - 43 - A motion was made by Commissioner Koldewyn and seconded by Commissioner Feyl Authorizing Executive Session. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairman Tappen Chairman Hall | | |

Chairman Hall declared said motion carried. They entered into Executive Session at 6:30PM.

Chairman Hall declared that the Board return to open session at 6:51 PM.

Resolution 2018 - 44 - A motion was made by Commissioner Koldewyn and seconded by Vice Chairman Tappen Appointing an Executive Director. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|---|-----------------------|--------------------|
| Commissioner Feyl Commissioner Koldewyn Commissioner Ullah Vice Chairman Tappen Chairman Hall | | |

Chairman Hall declared said motion carried.

Report of Committees

None

New Business

None

Old Business

None

Adjournment

A motion was made by Commission Koldewyn and seconded by Chairman Hall to adjourn the meeting. All were in favor. Meeting adjourned at 6:57 pm.

Date Adopted

Roberta L. Strater, Director/Secretary