

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
November 14, 2024

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 863 8786 1313, Passcode: 805751

CALL TO ORDER: Chairman Poli called the meeting to order at 6:02PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah (Signed on at 6:26PM)
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSENT

Also attending meeting via conference call:

Kate Coffey, Day Pitney
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Director
Deborah Garcia, 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 fourteenth day of November 2024 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 the public: Opened at 6:03PM. No one from the public wished to speak.

Correspondence: Thank you letter from one of the young men at Peer Place thanking Executive Director Stephens which she shared with her maintenance staff for advocating for the young man.

Committee Report: No committees met.

Chairman Report: None

Executive Director Report: Executive Director Kelly Stephens reported the activities for the month were Blood Pressure Screening, Food Pantry, Bible Study, Card Games and Chair

Exercise. There is an ongoing program at India Brook Village called ‘Matter of Balance’ and Medicare Workshops at all senior sites. The Ruth Bass Foundation is hosting its annual Thanksgiving Dinner for the seniors at Morris Mews on November 19th and Chabad of Northwest NJ is providing Thanksgiving Day meals for seniors that are homebound or need an extra meal for the long holiday weekend. Social Service staff are working with churches and the Randolph Rotary to distribute turkeys to the families.

One unit at Peer Place is finally back in the unit after being displaced for two months after the fire. The Housing Authority assisted the family with gift cards to help with the transition back home. Peer Place 103 will be offline for a few months.

The Housing Authority had an NSpire inspection and the preliminary score was an 88. Executive Director Stephens told her maintenance staff they should be happy with the score. Two tenants had plastic stored in their stove and one tenant had items stored behind the door – each of those items were two points each. Out of 304 units, 30 were inspected.

HUD conducted a Housing Choice Voucher Audit where they look at the units leased, HAP payments, portability, etc. They allow a 3% margin of error and ours was less than 1%. There was a walk-through with the Joint Insurance Fund today.

We had our Family Self-Sufficiency graduation in conjunction with Dover, Madison, Morristown Housing Authorities and Norwescap. Morris County Housing Authority had eight graduates with escrow checks issued between \$2,600 and \$37,000. Many of the goals set were being off housing assistance, better employment, training and homeownership.

Executive Director Stephens and Greg Brown will be attending the NJ/NHARO conference and the League of Municipalities Conference next week. The Roof Replacement is complete at India Brook Village, and we are waiting for the gutter installation. The next project will be the HVAC system.

Regular Minutes – A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Approving the Regular Minutes for October 10, 2024. The following votes were cast:

AYES

Commissioner Rubino
Commissioner Zaccone
Chairman Poli

ABSTAIN

Commissioner Bevacqua
Vice Chairman Meringolo

NAYS

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Chairman Poli and seconded by Commissioner Bevacqua Approving the Schedule of Payments for November 14, 2024. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Bevacqua
Commissioner Rubino
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2024-17 –A motion was made by Chairman Poli and seconded by Commissioner Zaccone Approving the Write-Off of Uncollectible Tenant Accounts Receivable for the Year 2023. Discussion ensued regarding the unprecedented amount. The following votes were cast:

AYES

ABSTAIN

NAYS

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

Chairman Poli declared said motion carried.

Resolution 2024-18 – A motion was made by Chairman Poli and seconded by Commissioner Rubino Approving the Meeting Dates for 2025. The following votes were cast:

AYES

ABSTAIN

NAYS

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

Chairman Poli declared said motion carried.

Resolution 2024-19 –A motion was made by Vice Chairman Meringolo and seconded by Commissioner Zaccone Extending the Contract for Turnover Painting. Discussion ensued regarding the specifications and Cycle Painting. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo

Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2024-20 – A motion was made by Vice Chairman Meringolo and seconded by Commissioner Rubino Adopting the FY2025 Housing Authority Budget. The following votes were cast:

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

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney provided assistance regarding a tenant who passed without a will or heirs. The Housing Authority must wait for the state to appoint an administrator of the estate and dispose of items at his or her direction.

There are eight open litigation matters; four eviction complaints, two were filed today and already have court dates for early January, one will be filed shortly, and one tenant will hopefully come into compliance.

New Business – None.

Old Business – Commissioner Rubino asked about the Table of Hope and if our seniors are receiving food assistance from there. Executive Director Stephens reported some of the tenants at Morris Mews do participate in their food distribution program.

Adjournment: The meeting adjourned at 6:41PM.

12/12/24

Kelly A. Stephens (Original on File)

Date Adopted

Kelly A. Stephens, Board Secretary