

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
October 13, 2022

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 858 1808 0659

CALL TO ORDER: Chairman Poli called the meeting to order at 6:08 P.M.

Prior to calling roll, the new Commissioner, Melissa Bevacqua was introduced and sworn in by Attorney Kate Coffey. The Board welcomed Commissioner Bevacqua and looks forward to working with her.

ROLL CALL: Chairman Poli called roll.

PRESENT

Commissioner Bevacqua
Commissioner Hall
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

ABSENT

Commissioner Meringolo

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Director

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 October 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: Opened at 6:12PM. No member of the public was present. Ms. Anderson had called the day prior to say she would not be in attendance as she was out of town for her granddaughter's wedding. Closed to public at 6:12PM.

Correspondence: Executive Director Stephens had included a thank you card and email for her participation in the Family Promise Symposium panel she served on. The email was from an affiliate in Tennessee who was encouraged by Executive Director's words and reached out to her local HA while still at the symposium. The Director was happy to report she already had a meeting with her local HA and already had three MOU's already in the works. Executive

Director Stephens felt if just one partnership was created, that her presentation was successful. It also provides a positive image for the Housing Authority.

Committee Report: Chairman Poli reported the Personnel and Finance Committee met. They will be giving their reports when we get to the resolutions.

Chairman Report: None. Chairman Poli did inquire about the HUD site visit which will be on October 27th. He offered to make himself available if necessary.

Executive Director Report: Executive Director reported that the picnic was a success with over 100 people in attendance. Senator Bucco attended, addressed the group and mingled with the seniors. Staff from Congresswoman Sherill’s office were in attendance and had an information table set up. Everyone had a wonderful time, including the staff.

The Housing Authority has been working with Zufall, Randolph and Rockaway Township for flu and Covid booster clinics for the seniors.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Approving the Regular Minutes for September 8, 2022. The following votes were cast:

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

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Chairman Poli and seconded by Vice Chairman Zaccone Approving the Schedule of Payments for October 13, 2022. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 –26 – Commissioner Hall presented his report from the Finance Committee meeting. A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Introducing the 2023 Annual Budget. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Bevacqua		

Commissioner Hall
Commissioner Ullah
Vice Chairman Zaccone
Chairman Poli

Chairman Poli declared said motion carried.

Resolution 2022 -27 – Chairman Poli reported on the Personnel Committee Meeting. A motion was made by Vice Chairman Zaccone and seconded by Chairman Poli Authorizing Renewal Membership in the NJ PHA JIF. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 -28 –A motion was made by Vice Chairman Zaccone and seconded by Chairman Poli Approving the Contract for Bathroom Vent Cleaning at Peer Place Family Complex. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2022 -29 –A motion was made by Chairman Poli and seconded by Commissioner Hall Accepting the PHA Annual Plan and Certificate of Compliance. The following votes were cast:

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

Chairman Poli declared said motion carried.

Legal Update – Kate Coffey reported Day Pitney reviewed the RFQ for Architect and Engineering with Greg Brown. They have also provided assistance with enforcements which resulted in one eviction, three judgements, two in default and two new filings. There are eleven additional filings in process.

New Business – Vice Chairman Zaccone made a motion to amend the current by-laws by changing the term limit of Chairman from two, one year terms to possibly three, one year terms. Attorney Kate Coffey OPRA'd the County Commissioner by-laws, which have no limitations on their Director position, therefore, we are able to amend the by-laws. Discussion ensued to eliminate the term limit or limit to three or four one year terms. Commissioner Hall, who served as Chairman in years past, acknowledged that he wished the term limit was longer. He recommended four, one-year terms and the board was in agreement. Day Pitney will provide a red-line markup and clean version to distribute to Board at least ten days prior to the next meeting.

There is a conflict with the December 8, 2022 Board Meeting date. Consensus was to move the meeting to Thursday, December 15, 2022. There is ample time to provide adequate notice of the change of meeting and publish in the paper.

Old Business – Chairman Poli volunteered to meet with Executive Director Stephens and the HUD representatives on October 27th. He also requested a copy of the updated address and phone numbers of the current Board members.

Adjournment:

Meeting adjourned at 7:05PM.

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Date Adopted

Kelly A. Stephens, Board Secretary