

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
September 8, 2022

**TIME:** 6:00 P.M.

**PLACE:** Zoom Meeting, Meeting ID: 854 1631 0048

**CALL TO ORDER:** Vice Chairman Zaccone called the meeting to order at 6:05 P.M.

**ROLL CALL:** Vice Chairman Zaccone called roll.

**PRESENT**

Commissioner Hall  
Commissioner Meringolo  
Commissioner Ullah  
Vice Chairman Zaccone

**ABSENT**

Commissioner Feyl  
Chairman Poli

**Also attending meeting via conference call:**

Kelly A. Stephens, Executive Director  
Kate Coffey, Day Pitney LLP  
Gina Bozzi, Finance Director  
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 eighth day of September 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 6:07PM. No one from the public wished to speak. Closed to public at 6:07PM.

**Correspondence:** Executive Director Stephens had included a thank you card sent to the office from a tenant at Pleasant View Village.

**Committee Report:** Executive Director Stephens reported the Personnel Committee would be meeting on September 21<sup>st</sup> at 6PM and the Finance Committee would be meeting on October 6<sup>th</sup> at 4PM.

**Chairman Report:** None.

**Executive Director Report:** Executive Director Stephens will be serving as a panelist for a conference at the Hyatt for Family Promise affiliates throughout the country. Her role is to

discuss how the affiliates can best work with their local Housing authority. She will also be meeting with Morris/Sussex/Warren Workforce Development to talk about how we can develop a partnership for an MOU, which would be presented to the board for approval.

Executive Director Stephens and Mayra Gonzalez will be participating in the Community Resource Network Event on September 16<sup>th</sup>. The annual picnic will be held on September 14<sup>th</sup>, which the board received the invitation for. Pictures were attached to the board package which included a trip for our Congregate/Morris Mews tenants to the farm stand to use their vouchers and a backpack giveaway/ice cream truck at the family sites.

Lastly, Executive Director regrettably announced that Commissioner Feyl was resigning effective October 1, 2022. Although she had hoped he would be able to sign on as a guest the next few months, she would like to publicly thank him for his service to the Housing Authority and the County. Executive Director Stephens stated she has learned a great deal about government and its functions from Commissioner Feyl and that he has been a mentor to her. She appreciates his support and guidance over the last four years.

**Regular Minutes** – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Regular Minutes for August 10, 2022. The following votes were cast:

**AYES**

Commissioner Hall  
Commissioner Meringolo  
Commissioner Ullah

**ABSTAIN**

Vice Chairman Zaccone

**NAYS**

Vice Chairman Zaccone declared said motion carried.

**Schedule of Payments** – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Approving the Schedule of Payments for September 8, 2022. The following votes were cast:

**AYES**

Commissioner Hall  
Commissioner Meringolo  
Commissioner Ullah  
Vice Chairman Zaccone

**ABSTAIN**

**NAYS**

Vice Chairman Zaccone declared said motion carried.

**Resolution 2022 –24** – A motion was made by Commissioner Hall and seconded by Commissioner Ullah Accepting the Audit Review Certificate. The following votes were cast:

**AYES**

Commissioner Hall  
Commissioner Meringolo  
Commissioner Ullah

**ABSTAIN**

**NAYS**

Vice Chairman Zaccone

Vice Chairman Zaccone declared said motion carried.

**Resolution 2022 -25** – A motion was made by Commissioner Hall and seconded by Commissioner Meringolo Authorizing Renewal Membership in the NJ PHA JIF. The following votes were cast:

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

Vice Chairman Zaccone declared said motion carried.

**Legal Update** – Kate Coffey reported Day Pitney sent notice to a contractor and engineer regarding a potential warranty claim and deficiency notice for the attic ventilation project. They had several collection matters, including a warrant for removal. There were two matters resulting in collection, one eviction, one default on a complaint, one new complaint and more to come.

**New Business** – None. Executive Director Stephens reached out to Commissioners Office to ensure a new appointment would be added to the agenda as being short a commissioner could jeopardize the October meeting. She reported the October meeting was going to be lengthy as the Budget and Annual Plan would be discussed. All commissioners would need to be in attendance to ensure quorum. Commissioner Meringolo will be away.

**Old Business** – None.

**Adjournment:**

Meeting adjourned at 6:27PM.

10/13/22  
Date Adopted

\_\_\_\_\_  
Kelly A. Stephens, Board Secretary