

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
July 11, 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 Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSENT

Commissioner Bevacqua

Also attending meeting via conference call:

Kate Coffey, Day Pitney
Kelly A. Stephens, Executive Director
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 eleventh day of July 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 public: Opened at 6:05PM. No one from the public wanted to comment.

Correspondence: None

Committee Report: No Committees met.

Chairman Report: None

Executive Director Report: Executive Director Stephens reported in addition to the regular activities, they are having the ice cream trucks at the complexes and will be working with the Division on Aging to distribute the Farmers Vouchers.

The A/C is not working well on the third floor of B Building at India Brook Village. The Housing Authority brought in fans but we were not able to use portables because they could not be vented properly. We will need to look at changing the system. Although it was installed in 2011, the lines nor the pumps were never changed. It still uses R22, which is no longer used and difficult to find and there are leaks throughout the lines dating back to 2011.

Executive Director Stephens has been working with Randolph as they each received an email from a tenant at Brookside whose rent was going up significantly. Their 30-year mortgage had expired, therefore, they were no longer required to charge tax credit rents. We will be looking at the numbers and how many people it will affect.

The Housing Authority staff met with the state to discuss providing Housing Authorities access to the child support system through an MOU. Hopefully, this will be coming in the next few months.

Executive Director Stephens wanted to commend her staff for their generosity. They currently have a staff member who is out on disability, which was running out. The staff member was selected for donated leave and several of the Housing Authority staff donated at least 15-20 weeks of sick time to this individual.

Regular Minutes – A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Approving the Regular Minutes for June 13, 2024. The following votes were cast:

AYES

Commissioner Rubino
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 Rubino and seconded by Chairman Poli Approving the Schedule of Payments for July 11, 2024. The following votes were cast:

AYES

Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2024-10 –A motion was made by Chairman Poli and seconded by Vice Chairman Meringolo Rejecting the Roof Replacement Bids for India Brook Village. The following votes were cast:

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

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Resolution 2024-11 –A motion was made by Chairman Poli and seconded by Commissioner Zaccone Extending the Agreement for Property and Financial Management Services between the Housing Authority County of Morris and the Morris County Affordable Housing Corporation. The following votes were cast:

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

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney provided information for the annual audit report. They attended the bid opening for the Roof Replacement and provided legal guidance to reject the bids due to incomplete packages. The project will be rebid in August. There are three active cases; one complaint was filed and two have notice to quit pending.

New Business – Chairman Poli informed Executive Director Stephens that the tenants of Peer Place may here ‘rattling’ from the blasting down the hill at the new complex. It is expected to last a few months and will be approximately 40 blasts. Executive Director Stephens will send out a notification to the tenants.

Rockaway Township has a new Business Administrator. The board would like to keep moving forward on the project.

Old Business – Executive Director Stephens reported she followed up regarding the snow removal. She contacted the Township Manager who will solicit volunteers/groups. We will also be in touch with the NHS once school starts and the Girls Scouts. Supporting our Seniors (SOS) is also sending out an appeal for people who live near PVV.

The body cam question we will table for the next meeting or so. Executive Director Stephens did speak to Sheriff Gannon who will be able to assist but he suggested looking at the legalities of it first. Executive Director Stephens also contacted the auditor who originally suggested it, but he was not aware of any Housing Authority in NJ that currently uses them.

Adjournment: The meeting adjourned at 6:35PM.

August 8, 2024

Kelly A. Stephens

Date Adopted

Kelly A. Stephens, Board Secretary