

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
May 9, 2024

TIME: 6:00 P.M.

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

CALL TO ORDER: Commissioner Zaccone called the meeting to order at 6:05PM

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua
Commissioner Rubino
Commissioner Ullah
Commissioner Zaccone

ABSENT

Chairman Poli
Vice Chairman Meringolo

Also attending meeting via conference call:

Kate Coffey, Day Pitney
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Director
Ralp Polcari, Fee Accountant
Barbara Anderson, IBV Tenant
Deborah Barron Garcia, IBV Tenant
Rosalie Raschella
Janet Laureano, JBWS Housing Navigator
Ryan Matricardi, Jersey Architectural Door & Supply

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 ninth day of May 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 6:06PM. Barbara Anderson would like to thank Cristina and Angie for the lovely pizza party they had for Mother’s Day. She also said the new furniture looked beautiful in the lobbies. Deborah Barron Garcia also said the new furniture is great and looks wonderful. The public portion was closed at 6:09PM.

Report of Unaudited Numbers: Ralph Polcari, Fee Accountant, reviewed the Housing Authority’s pre-audited financial numbers that were entered in REAC. The Audit will be performed in June and historically the numbers have not needed to be changed. The Housing

Authority also received a twenty-five in its Financial Assessment Subsystem (FASS) score. This is the maximum score to be received.

Correspondence: None.

Committee Report: The Personnel Committee will meet on Wednesday, June 5, 2024 at 6PM to discuss the Commissioner's List increases.

Chairman Report: None

Executive Director Report: Executive Director Stephens announced the Housing Authority was awarded \$718,430 in Capital Fund monies for 2024. It has steadily increased over the last few years compared to \$469,000 in 2019. The new lock system that is being voted on tonight is one item slated for Capital Fund, a new roof for India Brook Village and sidewalks and parking lots are identified as items to be worked on.

In addition to the regularly scheduled activities, the Housing Authority provided a pizza party for all three senior complexes for Mother's Day. The county is providing senior and veteran ID cards for the seniors here at Morris Mews.

Executive Director Stephens sent out the invitation for the Volunteer Recognition Reception hosted by the County Commissioners to be held on Tuesday, May 21st at 5PM at the Frelinghuysen Arboretum. Please ensure you RSVP.

Morris County Housing Authority staff attended the MARC NAHRO Conference in AC last week. The biggest focus was the HOTMA changes that will go into effect 1/1/25. These include but are not limited to:

1. No one with assets over \$100,000 will be admitted to the program.
2. Anyone with interest in real property (meaning a home they can legally live in) will be admitted to the program.

HUD will give PHA's the flexibility on how to address current participants. Changes will need to be incorporated into our Administrative Plan Admissions and Continued Occupancy Policies. For current participants there is Total Non-Enforcement, Enforcement and Limited Enforcement.

Regular Minutes – A motion was made by Commissioner Zaccone and seconded by Commissioner Ullah Approving the Regular Minutes for April 11, 2024. The following votes were cast:

AYES

Commissioner Ullah
Commissioner Zaccone

ABSTAIN

Commissioner Bevacqua
Commissioner Rubino

NAYS

Commissioner Zaccone declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Bevacqua and seconded by Commissioner Zaccone Approving the Schedule of Payments for May 9, 2024. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|-----------------------|----------------|-------------|
| Commissioner Bevacqua | | |
| Commissioner Rubino | | |
| Commissioner Ullah | | |
| Commissioner Zaccone | | |

Commissioner Zaccone declared said motion carried.

Resolution 2024-5 –A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Awarding for Door Lock Replacement at IBV, PVV, Morris Mews and Congregate. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|-----------------------|----------------|-------------|
| Commissioner Bevacqua | | |
| Commissioner Rubino | | |
| Commissioner Ullah | | |
| Commissioner Zaccone | | |

Commissioner Zaccone declared said motion carried.

Resolution 2024-6 –A motion was made by Commissioner Rubino and seconded by Commissioner Zaccone Approving the Conflict-of-Interest Policy for the Housing Authority County of Morris. The following votes were cast:

| <u>AYES</u> | <u>ABSTAIN</u> | <u>NAYS</u> |
|-----------------------|----------------|-------------|
| Commissioner Bevacqua | | |
| Commissioner Rubino | | |
| Commissioner Ullah | | |
| Commissioner Zaccone | | |

Commissioner Zaccone declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney reviewed the Conflict-of-Interest Policy voted on tonight as well as attended the bid opening and gave advice for the door lock replacement contract awarded tonight. Day Pitney also reviewed the advertisement for a new bid next month. There has also been enforcement of repayment agreements – two tenants voluntarily vacated. There have been fourteen settlement agreements and five warrants for removal. The Housing Authority and Day Pitney are making good progress going forward.

New Business – Executive Director Stephens requested that all Commissioners please complete and sign the Acknowledgement Form for the Conflict-of-Interest Policy voted upon tonight and return to her.

Old Business – None.

Adjournment: The meeting adjourned at 6:35PM.

June 13, 2024

Date Adopted

Kelly A. Stephens (Original on File)

Kelly A. Stephens, Board Secretary