

**Board of Commissioners – Housing Authority of the Town of Morristown  
Meeting Minutes**

**February 25, 2019**

**Present:**

Board of Commissioners

Maureen Denman, Chairwoman  
Caroline Opondo, Commissioner  
Nathan Umbriac, Commissioner  
Luma Oweis, Commissioner

**Also Present:**

Housing Authority Personnel

Keith Kinard, Executive Director  
Allison Durham, Chief Administrative Officer  
Nicole Parsons, Administrative Assistant

Town of Morristown Officials

Honorable Timothy P. Dougherty, Mayor of Morristown  
Hiliari Davis, Vice President Morristown Council, Council Liaison to the Morristown Housing Authority

**Call to Order**

Chairwoman Denman called the meeting to order at 6:01 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Denman and Commissioners Umbriac, Opondo, and Oweis were present. The flag was saluted.

**Approval of Minutes**

Upon a motion by Commissioner Umbriac and seconded by Commissioner Oweis, the minutes of the prior Board Meetings were approved. Chairwoman Denman and Commissioners Umbriac, Opondo, and Oweis voted in favor.

**Executive Director Report**

Mr. Kinard reported to the Board of Commissioners on the following matters: completed laundry room renovations, housekeeping inspections and repair updates, Resident Center repair updates, Section 8 Department issues and future focus, upcoming senior resident events.

**Reports**

**Resident Committee**

Nothing to report.

**Buildings and Grounds Committee**

Nothing to report.

**Personnel Committee**

Nothing to report.

**Finance Committee**

Chairwoman Denman reminded Mr. Kinard of the CD consolidation.

**New Business**

Chairwoman Denman indicated that there was nothing to report at this time.

**Old Business**

**Schedule of Bills**

Upon a motion by Commissioner Umbriac and seconded by Commissioner Opondo, the schedule of bills was approved. Chairwoman Denman and Commissioners Umbriac, Opondo, and Oweis voted in favor.

**Resolutions**

First resolution: INDEMNITY AND TRUST AGREEMENT FOR THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

Upon a motion by Commissioner Opondo and seconded by Commissioner Umbriac, the resolution was approved. Chairwoman Denman and Commissioners Oweis, Umbriac, and Opondo voted in favor.

Second resolution: RESOLUTION APPROVING AND AUTHORIZING THE AWARD OF A CONTRACT TO BUG ELIMINATORS TERMITE & PEST CONTROL IN THE AMOUNT OF \$122,400.00 FOR PEST CONTROL SERVICES FOR A PERIOD OF THREE YEARS WITH TWO ONE-YEAR OPTIONS TO RENEW

Upon a motion by Commissioner Umbriac and seconded by Commissioner Opondo, the resolution was approved. Chairwoman Denman and Commissioners Oweis, Umbriac, and Opondo voted in favor.

**Public Comment**

Deborah Furman, 39 Early Street

Commented about the lack of communication between the office and tenants.

Geraldine Magala, 39 Early Street

Commented about not having heat, the floors not being cleaned often, bed bugs protocol, and complimented the maintenance men.

**Mayor Dougherty Report**

Commented about public safety and welcomed Commissioner Oweis.

**Councilwoman Davis' Council Liaison Report**

Commented about the loitering problem and issuing tickets, adding a police sub-station in Manahan Village, and welcomed Commissioner Oweis.

**Adjournment**

The meeting was adjourned by Chairwoman Denman.