

MORRISTOWN HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
31 Early Street  
Morristown, NJ 07960  
Monday, August 28, 2017  
Commencing at 6:00 P.M.

-----  
RE: Regular Open Public Meeting  
-----

TRANSCRIPT  
OF THE  
PROCEEDINGS

M E M B E R S P R E S E N T:

MAUREEN DENMAN, Chairman  
ANGEL VEGA, Vice-Chairman  
MICHAEL CHERELLO, Commissioner  
MIRIAM BANKS, Commissioner  
MICHAEL SCHMIDT, Commissioner

A L S O P R E S E N T:

ROY ROGERS, Executive Director  
JEAN WASHINGTON, Accounts Manager  
DOUGLAS PRIESTER, Operations Manager  
DARLINGTON POUNDER, Senior Mechanic  
HILIARI B. DAVIS, Council Liaison

A P P E A R A N C E S:

JOSEPH MANFREDI & PELLECHIO, P.C.  
50 Harrison Street  
Hoboken, New Jersey 07030  
BY: JOSEPH MANFREDI, ESQ.  
Attorney for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

TAYLOR & FRIEDBERG, LLC  
Certified Court Reporters  
60 Washington Street  
Morristown, NJ 07960  
(973)285-0411  
E-mail: csr@taylorfriedberg.com

1                   CHAIRWOMAN DENMAN: We're going to call  
2                   the meeting the order. I, Maureen Denman,  
3                   chairperson of the Board of Commissioners of the  
4                   Housing Authority of the Town of Morristown and  
5                   presiding officer at this meeting do hereby  
6                   state it is now six o'clock in the evening on  
7                   August 28, 2017, and we are convening at 31  
8                   Early Street, Morristown, New Jersey. And do  
9                   hereby announce publicly that proper notice of  
10                  this regular meeting has been provided in  
11                  accordance with New Jersey Open Public Meetings  
12                  Act.

13                  MR. MANFREDI: Roll call.

14                  (Whereupon, roll call was taken with  
15                  all members noted being present.)

16                  CHAIRWOMAN DENMAN: Pledge of  
17                  Allegiance.

18                  (Flag was saluted.)

19                  CHAIRWOMAN DENMAN: Ask for a moment of  
20                  silence, in particular remembering our soldiers  
21                  overseas and our fellow citizens in Texas.

22                  (A moment of silence is observed.)

23                  CHAIRWOMAN DENMAN: At this point any  
24                  member of the public wishing to make a comment,  
25                  come up to the microphone, state your name and

1 address for the record.

2 MS. BOOZE: Hi. Mary Booze, 3209  
3 Flagler Street, Morristown, New Jersey. First  
4 I'm here to say good to see you, Roy, glad  
5 you're back. That's number one. Number two is  
6 I just want to thank you all for deciding to  
7 make up your mind and cut some of the bushes we  
8 had down in Manahan Village. I mean it was a  
9 complete mess. And I have been here maybe 40  
10 years, maybe a little more, and I never saw  
11 Manahan Village looking like that. So I'm glad  
12 that somebody decided that we was somebody, and  
13 we do pay rent to stay there. I'm very  
14 surprised at the buildings and grounds man  
15 sitting there, Mike Cherello, I don't know what  
16 he's on now, but through the years he always was  
17 on buildings and grounds. I haven't got a  
18 chance to see him, and I hope this don't happen  
19 again. And I hope tonight when you're doing  
20 your policing and everything you do get a  
21 landscaper, because we got a bunch of men that  
22 don't know nothing about landscaping. And to  
23 come out your house and see bushes and ground  
24 hogs and everything that's running around is too  
25 much. So I hope that we could move forward on

1 the landscaping. That's number one.

2           Number two, I know the board's job is  
3 to make policies, and they sit up and make  
4 policy, and I hope we start doing something with  
5 the policies that we make. I can recall in May  
6 when I had an issue with the housing authority,  
7 and I call Mr. Priester because it was cold.  
8 And he said I'll get in touch with Mr. Rogers,  
9 and I guess Mr. Rogers told him that he don't  
10 have nothing to do with the weather, and neither  
11 do I. But if it's cold I don't feel like I  
12 should pay to stay in my house when it's cold.  
13 So they finally turned on the heat the same day  
14 after they send a maintenance man around a  
15 couple of times to see what the temperature was  
16 in the house, and it was very cold in there, so  
17 they decide they would turn the heat on. And  
18 they kept the heat on the whole month of May,  
19 which we needed it. And I just don't feel like  
20 the policy makers should have us paying for air  
21 conditioning when it's cold. So this is my  
22 issue tonight. When I spoke with Mr. Priester,  
23 he said, well, bring it before the board. And I  
24 was like, oh, well, you know that ain't nothing  
25 but something to do. If I couldn't speak to the

1 board every time there was a commissioner's  
2 meeting I might as well stay home. So here I am  
3 tonight. Hopefully when you all sit up and make  
4 all these policies and want the residents to do  
5 this, but it's so many things that we can make  
6 policies for, because I did a stroll through  
7 Manahan Village today with my back brace on, and  
8 every building that I saw need to be painted,  
9 the walls are a mess, the grounds are coming  
10 back but they're not what they should be.  
11 Hopefully we can address some of these issues  
12 tonight. But I just feel like something need to  
13 be done with the policy to pay air conditioning  
14 five months of the year when it's not cold --  
15 when it's cold outside. So looking to that  
16 tonight. And get back in touch with me, because  
17 I really refuse to give up my money until we get  
18 it all straight, because I don't have money like  
19 that to donate and turn the stove on and be cold  
20 and keep calling for heat. So thank you.

21 CHAIRWOMAN DENMAN: Thanks, Mary. For  
22 the record, you can thank Mr. Priester, he took  
23 the initiative to hire the landscaper, and  
24 that's why all the bushes over at Manahan  
25 Village were tidied up.

1 MS. BOOZE: I'm so glad Mr. Priester  
2 had to be forced in that, because he had to do  
3 something, because I was just about to drive him  
4 crazy. Every day I hear from Mr. Priester. And  
5 if I look up and it's almost 4:30 and I didn't  
6 call him, I said oh, my God, I missed him,  
7 because I don't intend on him having a good  
8 night rest until I'm satisfied. Thank you.

9 CHAIRWOMAN DENMAN: Thank you, Mary.

10 COMMISSIONER BANKS: The issue about  
11 being charged \$25 for the air conditioning in  
12 May when it was freezing, is there is policy on  
13 crediting the residents, because they're  
14 charged -- we're charged \$25 per air  
15 conditioner.

16 MR. PRIESTER: \$23.

17 COMMISSIONER BANKS: \$23 per air  
18 conditioner. And the month of May for some  
19 reason it was really, really cold. And is there  
20 any way -- is there some kind of policy or what  
21 can we do about maybe crediting the tenants or  
22 something? Can we look into that?

23 CHAIRWOMAN DENMAN: We can certainly  
24 look into it.

25 COMMISSIONER BANKS: Thank you.

1 MS. INESTROZA: Lorraine Inestroza, 39  
2 Early Street, apartment 111. I just want to  
3 read this little generic job description. And  
4 it's called maintenance manager job description.  
5 Says maintenance manager job duties fluctuate  
6 depending on the size and function of the  
7 facility for which they work. Typically they  
8 oversee installation, repair and upkeep of an  
9 employer's property, including machines,  
10 mechanical systems, buildings and other  
11 structures.

12 I moved in July 15th, and I'm on the  
13 first floor where we have fire doors that go  
14 down a hallway that doesn't have an exit. Those  
15 doors are filthy, filthy dirty with grime.  
16 There's been a sticker on the door since I moved  
17 there in July. The hallways, there's no  
18 regular -- I don't know if there's a schedule or  
19 maybe there should be some type of maintenance  
20 schedule put in place, or if they have a  
21 designated person to do one floor a day. We  
22 actually have tenants that take it upon  
23 themselves to bleach everything. And you walk  
24 into an elevator with an inch of bleach on the  
25 floor, because they're pretty disgusting. In

1 the walls and elevators that's brushed stainless  
2 steel there's been fingerprints there for the  
3 last month, the same fingerprints. I also  
4 brought to Douglas's attention 39 is the first  
5 building people see, prospective tenants come  
6 in. We have grease stains, and I don't know if  
7 they're from the motorized carts people are  
8 using, but these great big grease and oil stains  
9 right within three feet of the front door, and  
10 it looks horrendous. Not that my family's  
11 comments matter, but my mom came by and she said  
12 what the heck is all -- it's disgusting. And  
13 that's the impression people are going to get  
14 when they come here to apply. And I think that  
15 there needs to be some kind of regular upkeep,  
16 or some kind of policy put in place that  
17 motorized carts can't be on the concrete. But  
18 something has to change.

19 And there was one more issue that  
20 escaped my head. I do want to put on the record  
21 I -- there was too many things in my apartment  
22 that needed to be changed that I did a basic  
23 checklist for Douglas that I needed to do, but  
24 my bathroom sink is on an angle, it comes out of  
25 the wall and sits like this, because there's

1 nothing holding it up other than the pipe coming  
2 from the wall, the water pipe. There's no  
3 supportive brackets, no supportive cabinet. I  
4 know personally when I get out of the shower  
5 first think I do is you want to reach, you want  
6 to make sure you're not going to slip or  
7 whatever. But you can't do that with my  
8 bathroom sink. I don't know if anybody else's  
9 in the building is like that, but my particular  
10 is. And there's also -- I don't know if anybody  
11 is familiar with what the closet doors look like  
12 in those units. Well, I have these cheesy  
13 accordion doors that are made out of plastic  
14 that don't even close, and there's a gap on the  
15 bottom of about an inch. My grandchildren were  
16 over, and I have a grandson that's just started  
17 walking, and his foot got stuck on there and got  
18 cut. Also above on the top there's a door  
19 covered from floor to ceiling, so now there's  
20 this big hole up top that doesn't get covered by  
21 the cheesy accordion doors that are there. So I  
22 don't know who we can talk to about replacing  
23 them to what they should be. I don't know if  
24 that's a possibility, or if they can be made or  
25 ordered somewhere, but those plastic accordion

1 doors, they don't even close to be honest with  
2 you. There's no magnetic -- there's nothing  
3 there.

4 And I think the last thing that I  
5 wanted to bring up is, and I also spoke with  
6 Douglas about this, so the buildings here are  
7 not just for seniors, there's people with  
8 disabilities, and sometimes that includes mental  
9 disability and physical disability. And I need  
10 to know like what kind of procedure, what kind  
11 of assessment tool the housing authority uses  
12 when it comes time to renew a tenant's lease,  
13 because there are some tenants that are  
14 continually setting off fire alarms because of  
15 smoking, poor hygiene, where it's obvious maybe  
16 independent living is not suitable any longer.  
17 So I think the procedure is to reach out to the  
18 family, but sometimes we know damn well the  
19 families don't care if they're in a place, and I  
20 don't -- I would never want to see anybody  
21 displaced, but maybe some kind of social worker  
22 when they're renewing to do some kind of  
23 assessment. I know one of my neighbors set the  
24 fire alarm off basically every weekend from  
25 falling asleep cooking, or cockroaches you see

1 actually walk, come out of his apartment. It  
2 smells like rancid meat. I think they were  
3 there cleaning over the weekend because it  
4 smells like Fabuloso or something. Maybe there  
5 needs to be some kind of policy put in place to  
6 reassess a person's ability regarding  
7 independent living, because it's just a hazard  
8 for everybody. And I think that's all I have  
9 for now.

10 CHAIRWOMAN DENMAN: Thank you. Can you  
11 speak to that, Douglas, or would Cynthia be the  
12 best person?

13 MR. PRIESTER: Cynthia probably would  
14 be, but I know in the past we did have a social  
15 worker, but due to budget cuts the job was  
16 eliminated. But I think it's a very good idea  
17 to look into it. Because I think Cynthia and  
18 Colleen, Ms. Walters, you know, they can check  
19 into that too during recertification.

20 COMMISSIONER BANKS: Have you put in  
21 work orders for all those items that you were  
22 talking about?

23 MS. INESTROZA: I think I noted it on  
24 my list when I first came in. I thought that  
25 generated a work order. I'm not sure how that

1 works. But if it doesn't I can certainly --  
2 Douglas has been very receptive with any  
3 situation I have addressed him with, so I don't  
4 foresee it being a problem, but I can if I need  
5 to. But I just want the sink thing to be on the  
6 record, because that bothers me that at any  
7 given time -- it's already -- I think it's just  
8 caulking and the pipe coming out from the wall.

9 MR. PRIESTER: Some of these apartments  
10 are older, so they need renovating.

11 MS. INESTROZA: They need something  
12 like brackets, something to hold it up, at least  
13 if you can't put a cabinet underneath.

14 CHAIRWOMAN DENMAN: There was a burst  
15 pipe on Flagler two weeks ago, and I went door  
16 to door because I was inundated with calls over  
17 the weekend. And much the same that you found  
18 in your apartment where the sink is hanging by a  
19 pipe. I think that this commission and this  
20 housing authority has to take a look, a hard  
21 look at the condition of every single facility,  
22 one by one, apartment by apartment, and do a  
23 true not through rose-colored glasses  
24 assessment. Because that's what I'm committed  
25 to, and as far as, I'm not going to speak for

1 the rest of the commissioners, but I think the  
2 overall attitude is that's what we're here for.  
3 You shouldn't have to live like that.  
4 Conversely, I lived in an apartment on  
5 Washington Street where we had a lot of Section  
6 Eight residents that would nod out, you know,  
7 they'd get high and put a pot on the stove, and  
8 then the fire department was there every  
9 weekend. It is a hazard. We call the police.  
10 Same concerns you have, it's communal living.  
11 It's indigenous to communal living. I'm not  
12 trying to make an excuse, but I think the more  
13 you bring it to our attention the more we have  
14 to be accountable to you and any other resident.

15 MS. INESTROZA: And the tenant himself,  
16 he's a hazard to himself. He doesn't affect me  
17 that much, I'm more concerned he's going to put  
18 something on the stove and die of asphyxiation,  
19 and he's been allowed to remain living  
20 independently. And the housing authority is  
21 basically at the end of the day responsible,  
22 because assessing him I think he would be more  
23 of a candidate for some kind of senior assisted  
24 living.

25 VICE CHAIRPERSON VEGA: Just to

1 piggyback off of your issues, I was informed  
2 today by an attorney that we will be looking  
3 into implementing a system to help track those  
4 work orders. It was in place, and there was  
5 some issues with that system. And we're looking  
6 forward to getting that re-implemented. And  
7 that will actually track everything, every call  
8 that a resident will make to the office, so it  
9 might alleviate some of the pressures off the  
10 staff in the office, but also streamline those  
11 work orders, and not only streamline but make a  
12 followup so that things don't get forgotten. I  
13 don't come out and do a job halfway and close it  
14 out with it being halfway done. It has to be  
15 completed. And that's all about accountability,  
16 and that's where I think that we're lacking  
17 there, and that's what I'm looking forward to  
18 changing.

19 MS. INESTROZA: I'm looking for  
20 basically weekly maintenance in the common  
21 hallways.

22 VICE CHAIRPERSON VEGA: Once these  
23 things are designated to the appropriate  
24 maintenance workers I'm sure we will get a  
25 better response for an improvement of quality of

1 life for all the residents involved. Okay?

2 MS. INESTROZA: Thank you.

3 CHAIRWOMAN DENMAN: Yes?

4 MS. FORBES: Hello, my name is Margaret  
5 Forbes, I'm at 39 Early Street. And my concern  
6 is I was asking if something could be done  
7 because 39 Early Street is like a hotel/motel,  
8 you check in and check out. You got peoples  
9 coming in here all the time of night. And you  
10 never know who they are. They don't live here.  
11 And with those seniors, some of those seniors,  
12 they got walkers, they're afraid to come out of  
13 their apartment once it get dark, and I don't  
14 think that's right. They paid their rent like  
15 everybody else. And a lot of freeloaders coming  
16 in, and a couple of times I came in, they got  
17 smart, they take the lock off the door so it  
18 won't lock so they can just walk in. I found  
19 that a couple of times. So I think we really  
20 need some kind of security in that building to  
21 keep those people out, especially on the  
22 weekend. They're in and out. I don't know who  
23 those peoples are. Once I go in my apartment I  
24 don't come out no more because you never know  
25 who going to be in the hallway, you never know

1 who going to be in the elevator. And I don't  
2 think that's right.

3 CHAIRWOMAN DENMAN: Thank you.

4 COMMISSIONER BANKS: Thank you. Madam  
5 Chair, don't we pay a couple of residents for  
6 security?

7 CHAIRWOMAN DENMAN: I'll let Douglas  
8 take that.

9 MS. WASHINGTON: Just one, that's  
10 Jack --

11 COMMISSIONER BANKS: We pay him for  
12 security?

13 MS. WASHINGTON: Yes.

14 COMMISSIONER BANKS: Do you know what  
15 those security responsibilities entail?

16 MR. PRIESTER: It's not really a  
17 security measure. He does check to make sure  
18 that the hallways might be cleared of items. If  
19 he does see suspicious activity he may call 911  
20 or the police department. But it's not  
21 really -- it's really basic security. Just  
22 locking the community rooms up and stuff like  
23 that. But we did get -- the resolution was  
24 approved for upgrade of our security system, at  
25 39 especially, so we will be having a camera

1 system better than the black and white, that's  
2 what we have now. It's going to be on each  
3 floor and it's going to pan.

4 COMMISSIONER BANKS: And on Ann Street  
5 also, because I remember one woman was  
6 complaining about on Ann Street.

7 MR. PRIESTER: We are looking into it.

8 MS. INESTROZA: What's the procedure,  
9 what do you do if there's a tenant letting their  
10 grown children live there? Her complaint is  
11 obviously nothing new. It's been ongoing and it  
12 seems to be like overlooked.

13 MR. PRIESTER: Basically what we  
14 request is put something in writing so that the  
15 office can address it, and then we will.

16 MS. INESTROZA: The tenants have to  
17 initiate that.

18 MR. PRIESTER: Yes. Or if you have a  
19 complaint, if you know this is going on, bring  
20 it to our attention and then we can address it.

21 MR. ROGERS: If people are living there  
22 unreported, the new sophisticated camera system  
23 should address that. Because if somebody is  
24 coming in in the evening and not leaving until  
25 the morning, then we can conclude --

1 MS. INESTROZA: Is somebody going to  
2 monitor those cameras to see what's going on the  
3 night before?

4 MR. ROGERS: If someone reports it then  
5 we monitor the camera.

6 CHAIRWOMAN DENMAN: So Mr. Priester has  
7 now taken over the responsibility of the  
8 security camera. There were several complaints  
9 that came in in the last two weeks, and we got a  
10 directive or a request from the business  
11 administrator and mayor that it should be the  
12 responsibility of the acting director in the  
13 absence of the executive director. So Douglas  
14 has now taken that over and already initiated  
15 the order for the circulating cameras. So  
16 hopefully you'll see an improvement with these  
17 cameras. I mean, it's unfortunate --

18 MS. INESTROZA: It's wishful thinking  
19 that there will be. Maybe there will be some.  
20 Unless -- there's only so many times you're  
21 going to complain about the situation before you  
22 think why do I keep opening my mouth because  
23 nothing gets done about it. So I'm just saying,  
24 are these cameras going to pan the hallways?

25 MR. PRIESTER: Once we get the system

1 in place you'll see, we're going to start  
2 acting, and then when we start evicting the  
3 families then you'll see.

4 MS. INESTROZA: You'll be able to see  
5 which apartments they're going into?

6 MR. PRIESTER: Yes, get rid of them.

7 CHAIRWOMAN DENMAN: There's a couple of  
8 families that have already been given warnings,  
9 and I know that for a fact, like two strikes and  
10 you're out.

11 MR. PRIESTER: And we have to educate  
12 them to let them know this isn't, as Ms. Booze  
13 would say, feasible.

14 CHAIRWOMAN DENMAN: Anybody else for a  
15 public comment?

16 MS. BOOZE: Can I say something before  
17 the second part of the meeting?

18 CHAIRWOMAN DENMAN: Come on Mary, you  
19 can do it from your chair.

20 MS. BOOZE: My concern is 23 Clyde  
21 Potts Drive, the resident center. I understand  
22 last month you all made arrangements to -- with  
23 the capital funding money to do something with  
24 the building. And as of now, I go over there  
25 every day, every other day whenever I can walk,

1 and I see nothing being done over there, so I'd  
2 like to know is Manfredi going to tell me when  
3 it's going to get started?

4 MS. WASHINGTON: Can I answer that?  
5 Because we just got approval from HUD for the  
6 five-year action plan and the annual plan, so we  
7 can proceed on the items that are in there. The  
8 resident center is one.

9 MS. BOOZE: The resident center is one  
10 of the things HUD is going to put the heat and  
11 air conditioning in?

12 MS. WASHINGTON: It's in -- renovations  
13 for the resident center is in the annual  
14 statement for capital fund 2017.

15 MS. BOOZE: Okay.

16 CHAIRWOMAN DENMAN: And we had to wait  
17 for the authorization, so now we can proceed  
18 with the work.

19 MS. BOOZE: One thing I was going to  
20 say, when the tree fell across the fence from  
21 the town property onto Manahan Village building,  
22 the resident center, and it was a complete mess,  
23 and I went over there. And I see glass was  
24 broken up on top and all this, so they said -- I  
25 think they told me that we had to pay for that,

1 and because it was our property. And I have yet  
2 to understand why if you jump the fence and  
3 break all my windows why I should have to pay  
4 for them. But that's okay. They did clean up  
5 the trees that they cut down, but I haven't  
6 gotten a chance to see nothing else happening at  
7 the resident center as far as cleaning up and  
8 everything.

9 Before I was inquiring about the  
10 freezer and everything that was at the resident  
11 center, and none of these things are working, so  
12 I hope that's in the capital budget too, because  
13 everything is a complete mess over there. So  
14 hopefully when I go over the end of the week or  
15 something like that I will see somebody going in  
16 the building and see what, because we shut it  
17 down for two months.

18 MS. INESTROZA: The appropriation for  
19 that, is that a public document that the public  
20 is allowed to see or is that like an internal --

21 MS. WASHINGTON: The annual plan we  
22 have in the office. Anybody can come see it.  
23 And part of the plan is also on HUD's website  
24 too.

25 VICE CHAIRPERSON VEGA: If I may, being

1 part of the building and grounds committee, I  
2 have been taking initiative just going down and  
3 taking a look around, and trying to see what  
4 things can be identified and see where we can  
5 improve. The resident center was discussed.  
6 Today I was able to give Mr. Rogers and Mr.  
7 Priester a few photos, which included the  
8 resident center. As you know it's a hot topic  
9 for all of us. It's going to be addressed. All  
10 we're asking is just a little patience, because  
11 as you see it takes a little time to get through  
12 the red tape, and once that's done we can get  
13 going to action and take and do the things that  
14 need to get done so that place is available to  
15 the residents as soon as possible. So that's  
16 going to get done.

17 MS. BOOZE: Okay. Now that Mr. Rogers  
18 is back is he back for good or he just stopped  
19 in for --

20 CHAIRWOMAN DENMAN: This is not -- I'm  
21 sorry, we can't have this back and forth  
22 conversation.

23 MS. BOOZE: I was wondering if he was  
24 back because --

25 CHAIRWOMAN DENMAN: If there's no other

1           comments from the public we're going to move  
2           forward with the approval of the minutes. Can I  
3           have a motion to approve the minutes?

4                       VICE CHAIRPERSON VEGA: I motion.

5                       COMMISSIONER CHERELLO: I'll second.

6                       CHAIRWOMAN DENMAN: All in favor?

7                       (All in favor.)

8                       CHAIRWOMAN DENMAN: Executive report,  
9           Mr. Priester?

10                      MR. PRIESTER: Right now we have one  
11           vacant unit in Manahan Village. We do have  
12           several vacancies in our -- in Petrone and  
13           Wetmore Towers and on Ann Street, but  
14           maintenance is working on those, and we should  
15           have most of them leased up by October.

16                      The Housing Choice Voucher Program,  
17           right now we're at 93 percent utilization rate.  
18           No vouchers have been issued in the last month.  
19           234 work orders were completed in the month of  
20           August. Modernization, the parking lots, we're  
21           still waiting for the numbers for those. And  
22           like Ms. Washington said, we just got approved  
23           for the five-year plan. And also we were  
24           cleared by HUD for our audit findings.

25                      COMMISSIONER SCHMIDT: Mr. Priester,

1 quick question, when we turn over an apartment  
2 and release it, what do we usually do in terms  
3 of maintenance to that unit?

4 MR. PRIESTER: It all depends on how  
5 bad the condition the unit is. They paint, if  
6 there's carpet on the floor they install new  
7 carpeting, clean. If the stoves or appliances  
8 are in bad condition we replace those. And  
9 basically that's it.

10 VICE CHAIRPERSON VEGA: If I may, don't  
11 you have a recommended timeline on turnovers on  
12 the apartments? I noticed a lot of them were  
13 pretty much out of date. I see stuff going back  
14 to November that haven't been turned around.

15 MR. PRIESTER: November?

16 VICE CHAIRPERSON VEGA: I'm sorry,  
17 March. And I thought that usually turn-around  
18 was two weeks, 14 days.

19 MR. PRIESTER: No. I think Mr. Pounder  
20 can address that.

21 MR. POUNDER: Depends on the condition  
22 the apartment in. Some of these apartments are  
23 atrocious and uninhabitable. When we go in an  
24 apartment we totally renovate the apartment. We  
25 do everything in the apartment, we paint, glass,

1 shades, we strip, clean, replace. We sometimes  
2 reglaze the bathtubs, do the floor. We do  
3 everything. And when the apartments are  
4 finished these apartments come out real nice.  
5 These guys do a good job.

6 COMMISSIONER BANKS: That includes  
7 sanding down before you paint?

8 MR. POUNDER: We do everything.

9 VICE CHAIRPERSON VEGA: Are we  
10 contracting any of these jobs out?

11 MR. POUNDER: We don't.

12 VICE CHAIRPERSON VEGA: Would that be  
13 something that might benefit the maintenance  
14 staff if some of these itemized things were  
15 contracted out to save time?

16 MR. POUNDER: No, because I think it  
17 would become costly. We've done that before  
18 with contractors and these contractor prices are  
19 outrageous.

20 COMMISSIONER BANKS: May I? I know  
21 personally for me, I've had my tub reglazed I  
22 think two or three times.

23 VICE CHAIRPERSON VEGA: How long a  
24 window is that, time span?

25 COMMISSIONER BANKS: A couple of years.

1                   VICE CHAIRPERSON VEGA: I think it's  
2 about five years.

3                   CHAIRWOMAN DENMAN: Reglazed or  
4 re-enameled?

5                   COMMISSIONER BANKS: Reglazed. And I  
6 know with my health issues I don't use heavy  
7 chemicals, and to this day right now the tub the  
8 is peeling. And also I just want to say, I want  
9 this on record, I think it was last year, the  
10 year before last, I reported that in my tub the  
11 tile is bulging, which means there's water and  
12 stuff behind it and mold. And I've mentioned  
13 this to maintenance before, and I've made a  
14 report of it before, and still nothing has been  
15 done. And I'm just so concerned that when that  
16 tile eventually comes off, that tile, what  
17 you're going to find behind it. So I just want  
18 that on the -- to bring that to your attention.  
19 And I'll do a maintenance report on that.

20                  CHAIRWOMAN DENMAN: Just a quick  
21 question, I notice the spaces, they have not  
22 completed the job with the numbering. Do we  
23 have an estimate on when that's going to be  
24 completed?

25                  MR. PRIESTER: I keep getting emails

1 saying that they're waiting for the yellow paint  
2 or us to come up with the numbering system. But  
3 that was part of the contract for them to do  
4 that, not for us.

5 CHAIRWOMAN DENMAN: And this is LAN?

6 MR. POUNDER: No. I had a meeting with  
7 LAN. I walked the property with LAN. I gave  
8 them the sketches of the property, what should  
9 go in each parking space, and what we were  
10 supposed to do is done. So we're just waiting  
11 on the contractor.

12 VICE CHAIRPERSON VEGA: The pre-REAC  
13 inspection we signed off on last month, was that  
14 done already?

15 MR. POUNDER: No.

16 MR. PRIESTER: September 6th.

17 VICE CHAIRPERSON VEGA: And we will get  
18 a report on that as well?

19 MR. PRIESTER: Correct.

20 COMMISSIONER CHERELLO: Douglas, we  
21 still hold money for the parking --

22 MR. PRIESTER: Yes, they have not been  
23 paid.

24 COMMISSIONER CHERELLO: So they won't  
25 get paid in full until --

1 MR. PRIESTER: No.

2 COMMISSIONER CHERELLO: Do you know how  
3 much that is?

4 MS. WASHINGTON: The total is \$177,000,  
5 but their request right now is for \$173,000.

6 COMMISSIONER CHERELLO: What was that  
7 one more time? We paid them nothing for the  
8 parking lots?

9 MS. WASHINGTON: We haven't paid them  
10 anything, no.

11 COMMISSIONER CHERELLO: My suggestion  
12 is we don't pay them anything until the job is  
13 done.

14 MS. WASHINGTON: That's right. I'm  
15 not.

16 COMMISSIONER CHERELLO: \$177,000 should  
17 get them moving.

18 MS. WASHINGTON: Yes, hopefully.

19 CHAIRWOMAN DENMAN: We're going to skip  
20 around. We're going to get right to schedule of  
21 bills. Jean provided an addendum to the  
22 schedule of bills for everybody.

23 COMMISSIONER SCHMIDT: Can we have a  
24 quick overview for what the reason for the  
25 supplemental was?

1 MS. WASHINGTON: Because Lizeth was  
2 going on vacation, and we had to submit all the  
3 bills by October 18th, and bills came in after  
4 that, and some, like the landscaping they talked  
5 about, I wanted to include that. Some  
6 advertisements that were placed, I wanted to  
7 include that too.

8 COMMISSIONER SCHMIDT: So this just  
9 completes the month effectively of August.

10 MS. WASHINGTON: Correct.

11 VICE CHAIRPERSON VEGA: For the record,  
12 I notice if we're talking about the landscaping  
13 bill of the \$11,000, it was appropriated for the  
14 landscapers, I'd like to also recommend, make a  
15 recommendation that until Mr. Pounder and Mr.  
16 Priester is satisfied with the work that was to  
17 get done --

18 MS. WASHINGTON: He was. Douglas, can  
19 you comment on that?

20 MR. PRIESTER: Yes, I was satisfied.

21 VICE CHAIRPERSON VEGA: You were  
22 satisfied? Because at the meeting it was  
23 discussed, in the meeting prior to my making a  
24 second to the motion of us doing -- of approving  
25 that resolution I talked heavily about the

1 resident center. And those things weren't  
2 addressed. And I went there yesterday to take  
3 those photos that you have now. So I'd like  
4 to hold off on paying those people --

5 MR. PRIESTER: I'll go back through  
6 them.

7 VICE CHAIRPERSON VEGA: -- until the  
8 resident center and the cameras are uncovered  
9 from the -- you told me that it was going to be  
10 taken care of but were not.

11 COMMISSIONER SCHMIDT: That was an  
12 important component, the cameras would be  
13 cleared.

14 VICE CHAIRPERSON VEGA: That's the  
15 reason why I approved it. I seconded the  
16 motion. So I'd like to get that taken care of  
17 prior to paying. That's all.

18 MR. POUNDER: There's a lot of stuff  
19 down there that hasn't been done, as far as with  
20 our big trees. The bushes, yes, they've been  
21 trimmed.

22 VICE CHAIRPERSON VEGA: We understand  
23 that. That wouldn't cover \$11,000. But the  
24 things we were told that were going to get done  
25 from my understanding, if I'm going to be told

1 something is going to be done I'm hoping that is  
2 going to be part of what I'm approving. And I  
3 was told that would be taken care of and it was  
4 not.

5 CHAIRWOMAN DENMAN: With the exception  
6 of T&M Landscaping, can I get a motion to  
7 approve the schedule of bills?

8 COMMISSIONER SCHMIDT: I'll make that  
9 motion.

10 CHAIRWOMAN DENMAN: Thank you, Michael.

11 COMMISSIONER BANKS: Second.

12 CHAIRWOMAN DENMAN: Commissioner Vega?

13 VICE CHAIRPERSON VEGA: No. I'm going  
14 to abstain, because there's other issues on  
15 there I want to talk about. In closed session  
16 we will discuss it.

17 MR. MANFREDI: Three yeas, one abstain.  
18 It fails then.

19 COMMISSIONER CHERELLO: I didn't hear a  
20 roll call. So have a roll call, and then you'll  
21 know my vote.

22 MR. MANFREDI: We have a first and  
23 second.

24 (Whereupon, roll call was taken with  
25 Commissioners Denman, Cherello, Banks, Schmidt

1 voting in the affirmative and Commissioner Vega  
2 abstaining.)

3 MR. MANFREDI: So the resolution  
4 passes, and any questions will be addressed in  
5 closed session.

6 CHAIRWOMAN DENMAN: Moving along to the  
7 resolutions. So Mr. Manfredi has a replacement  
8 for -- so the first one is the resolution  
9 approving and authorizing the award of a  
10 contract for legal services to Manfredi &  
11 Pellechio. I had made a suggested change, and  
12 Mr. Manfredi has agreed to cap it at \$125,000,  
13 not to exceed amount. That will be effective  
14 September 1st, 2017 through September 1st, 2018.  
15 The bid review was done by Executive Director  
16 Rogers, Commissioner Cherello and Acting  
17 Executive Director Douglas Priester.

18 COMMISSIONER BANKS: I have a question.

19 CHAIRWOMAN DENMAN: Somebody make a  
20 motion.

21 MR. MANFREDI: We need a motion and a  
22 second before questions.

23 COMMISSIONER CHERELLO: I'll make a  
24 motion to move.

25 COMMISSIONER SCHMIDT: I'll second

1 that.

2 COMMISSIONER BANKS: I have a question.  
3 So when he reaches -- when the firm reaches the  
4 cap, that means he would have -- that would have  
5 to come --

6 CHAIRWOMAN DENMAN: Read the following  
7 paragraph, within five percent. If they reach  
8 within five percent of the not to exceed amount  
9 they'll have to make a proposal to us.

10 COMMISSIONER BANKS: All right.

11 CHAIRWOMAN DENMAN: And we'll have to  
12 vote on it, and there has to be an amount  
13 assigned to that. Kind of like an addendum or a  
14 rider on an insurance plan.

15 COMMISSIONER BANKS: All right.

16 (Whereupon, roll call was taken with  
17 all members voting in the affirmative.)

18 MR. MANFREDI: Does everyone have a  
19 second resolution before you entitled resolution  
20 approving and authorizing the indemnification of  
21 the authority's board of commissioners? Does  
22 everyone have that?

23 CHAIRWOMAN DENMAN: Yes.

24 MR. MANFREDI: As you know, the board  
25 of commissioners has what's called officers and

1 directors insurance. And bundled with that is  
2 something called EPLI insurance. In our  
3 contract with HUD every year they strongly  
4 encourage the board to secure that coverage so  
5 that the board has protection, legal protection  
6 in the discharge of their duties. This  
7 resolution provides for indemnification to hold  
8 harmless the board to the extent of that  
9 insurance, and also for the extent of any  
10 non-federal funds which includes state and local  
11 funding. This resolution fully complies with  
12 both the HUD regulations and the HUD legal  
13 counsel's directive on this issue. This is a  
14 standard style resolution that most boards do  
15 pass, particularly once a year in connection  
16 with securing their annual insurance. Since  
17 you're a new board it's coming before you now.

18 First and second and any questions?

19 COMMISSIONER CHERELLO: I'll make a  
20 motion to move it.

21 CHAIRWOMAN DENMAN: I'll second it.

22 COMMISSIONER SCHMIDT: I had just a  
23 question, have we paid our renewal and/or when  
24 is that renewal effective?

25 MR. MANFREDI: Our policy renews in

1 December. Am I correct, Doug?

2 MR. PRIESTER: I have to check with  
3 Jean.

4 MS. WASHINGTON: I got to check with  
5 that. Because I know I just did the upgrade to  
6 the policy. I need to check that though.

7 MR. MANFREDI: I confirmed with the New  
8 Jersey Joint Insurance Fund today that both  
9 policies exist and are in full force.

10 COMMISSIONER SCHMIDT: And this is not  
11 necessarily a resolution to renew, it's just a  
12 resolution for indemnification.

13 MR. MANFREDI: Correct. It's making  
14 the insurance you already have just simply  
15 applicable to the board through indemnification,  
16 because HUD, their words are highly recommend  
17 that we have that coverage, and we provide that  
18 coverage indemnifies the board.

19 COMMISSIONER SCHMIDT: Thanks.

20 COMMISSIONER BANKS: Question, so where  
21 does the money come from for this insurance?

22 MR. MANFREDI: For this resolution, and  
23 this had an amendment to it, commissioner, the  
24 money comes from the insurance company. It can  
25 also come from what we call non-federal sources,

1 meaning it does not come from HUD's grant to the  
2 housing authority. And we have very limited  
3 non-federal sources. So predominantly it comes  
4 from our insurance. And since we don't receive  
5 regularly state funds, it probably won't come  
6 from there, but in the event we do receive it it  
7 can come from there as well because those are  
8 authorized sources.

9 (Whereupon, roll call was taken with  
10 all members voting in the affirmative.)

11 CHAIRWOMAN DENMAN: Second public  
12 comment. Your turn.

13 MS. INESTROZA: Lorraine Inestroza, 39  
14 Early Street, apartment 111. I just wanted to  
15 touch base off of something that Mr. Pounder  
16 stated that some of these apartments are in such  
17 a state of disrepair they have to gut the whole  
18 thing, and that kind of reinforces my feelings  
19 about what kind of assessment you're using to  
20 see if these people have the ability to live on  
21 their own. Because if an apartment can get in  
22 that state of disarray and that bad that nobody  
23 notices until they move out that the whole place  
24 has to be gutted, there's a gap somewhere and  
25 that needs to be bridged. Just saying.

1                   CHAIRWOMAN DENMAN: Thank you,  
2           Lorraine.

3                   MS. BOOZE: Can I say something now? I  
4           understand that we have Cynthia on family units,  
5           and I haven't gotten a chance to see Mrs.  
6           Cynthia Sargent down in Manahan Village, and  
7           that's where the family units supposed to be. I  
8           can recall when they gave out the parking  
9           stickers for the family units I can see her down  
10          there then. But so far I have not gotten a  
11          chance to see her back in Manahan Village.  
12          Because I think if you got a job and you do it  
13          and you do it right then you don't have to keep  
14          looking at me. But if you don't do it right  
15          then I have to try to make arrangements to come  
16          to the meeting. So I understand that Mr.  
17          Pounder said that the buildings was excellent  
18          when you move in. Well, when I moved in where  
19          I'm at now, we had a new maintenance man that  
20          had just came on, and I had to give him -- they  
21          had to send him over to redo the hallway and the  
22          paint and this and that, and it's still not  
23          completed. So when we stand up and we sit up  
24          and say, well, they was done and blah, blah,  
25          blah, let's stop doing that. Because like I

1       said, if you tell me to make a pot of spaghetti,  
2       the first time I might not know how to make it,  
3       the second time I'm going to know what I'm  
4       doing, and the third time it's going to be  
5       great. So don't make believe you're doing such  
6       a great job when you say everything is taken  
7       care of properly. Because when I moved in 3209  
8       three years ago, 3209 is still not completed.  
9       So we don't want to keep saying we done such a  
10      great job. I was wondering, because I don't  
11      have nothing to do but sit up and think, have  
12      you ever thought about sending some of these  
13      people to vo-tech for some training or something  
14      like that? Because they said Manfredi was going  
15      to get back in touch as far as landscaping is  
16      concerned, but I need to know about the  
17      landscaping, because I'm concerned about the  
18      buildings. We used to have -- whoever was  
19      working in the -- they used to come once a week  
20      and check the buildings to see if they was  
21      clean, the hallways was clean, the walls was  
22      falling down or whatever. We don't have that  
23      anymore. When I walk in these buildings the  
24      other day all I saw was the paint coming off the  
25      walls, two or three bicycles in the hallway. We

1 got to get back, because they told me if it's  
2 not broke don't fix it. But if it's broken, fix  
3 it. It's time we start fixing some of these  
4 things that broken, and stop acting like they  
5 don't need to be fixed.

6 Like I said, it's good to see Roy back,  
7 and I hope he continue to get better, but we  
8 going to kill Douglas if things don't get  
9 better, because I talk to Douglas every day  
10 because I always have a problem. Thank you.

11 CHAIRWOMAN DENMAN: Thank you, Mary.  
12 Councilwoman Davis?

13 COUNCILWOMAN DAVIS: I usually have a  
14 lot to say, today I really don't I will be  
15 honest. I will say I'm pleased with the guys  
16 that came out and managed the bushes. But like  
17 Vice Chair Vega and Mrs. Booze stated, the issue  
18 with the obstruction of the cameras is really  
19 the problem. Because if you can't keep up with  
20 what's going on in that immediate area, and  
21 that's a hot bed for action, there's always  
22 people out there, and if you can't see through  
23 the leaves then how can you then issue letters  
24 to residents who are not in compliance with the  
25 laws and the rules of tenancy.

1                   And I did want to say based on what  
2                   your statement was, I have been in communication  
3                   with our administrator, and I'm meeting with the  
4                   police chief this week to kind of discuss a  
5                   course of action for kind of beefing up the  
6                   security, like just to get the police to ride  
7                   around here and kind of discourage  
8                   hangers-around, especially with this area, but  
9                   mostly on Ann Street, because those people park  
10                  there and go drinking. It's scary for the  
11                  seniors, and they shouldn't be subjected to  
12                  that. So I'm on -- even though that's not my  
13                  ward, I'm working on it personally myself. It's  
14                  important to me.

15                  That's really all. I can't think of  
16                  anything else.

17                  CHAIRWOMAN DENMAN: Thank you. Okay.  
18                  So we're going to bounce over to committee  
19                  reports.

20                  COMMISSIONER SCHMIDT: Personnel  
21                  committee?

22                  MR. MANFREDI: We have a closed session  
23                  for that.

24                  CHAIRWOMAN DENMAN: So we go into  
25                  closed session now.

1                   COMMISSIONER BANKS: Can we do the  
2 other reports first and then --

3                   CHAIRWOMAN DENMAN: Go ahead. Building  
4 and maintenance report?

5                   VICE CHAIRPERSON VEGA: As I stated, I  
6 took the initiative and was able to take photos  
7 of a lot of inconsistencies with things that  
8 need to be dealt with, and we addressed them a  
9 little bit with Douglas and Mr. Rogers. And I  
10 believe that feedback will come shortly  
11 thereafter.

12                  CHAIRWOMAN DENMAN: Do you have  
13 anything to add?

14                  COMMISSIONER BANKS: I have a report to  
15 make and some questions about the outreach  
16 committee.

17                  CHAIRWOMAN DENMAN: Do you have  
18 anything to add to the building and maintenance?

19                  COMMISSIONER BANKS: No.

20                  CHAIRWOMAN DENMAN: Go ahead.

21                  COMMISSIONER BANKS: We are trying to  
22 get the advisory board up and running. Now,  
23 there's been some confusion as to whether the  
24 current advisory board is a legitimate board.  
25 Because based on what HUD says, in order to get

1 an advisory board you have to put out a notice  
2 to all the tenants saying we have an advisory  
3 board, and anybody that wants to be on that  
4 board there are certain things you have to do,  
5 and that was never done. So I started to do the  
6 notice, to have Mr. Priester do the notice, and  
7 we were told that the old board is going to  
8 remain in place. So I need some clarification  
9 from Doug Priester. How was that board formed,  
10 the old board?

11 MR. PRIESTER: There's a difference  
12 between the RAP, the resident advisory board,  
13 they just meet to go over the five-year action  
14 plan. The other board is the resident council.  
15 That's where the residents get together and form  
16 a tenant association or a resident council.  
17 That's I think where the confusion is lying.

18 MR. ROGERS: Also last year, the  
19 resident advisory board, we did advertise that  
20 at all locations.

21 MR. PRIESTER: And there's an  
22 advertisement going out on August 31st of that  
23 meeting also.

24 COMMISSIONER BANKS: Mr. Manfredi,  
25 clear up for me, because I was under the

1        assumption based on what you said that the  
2        resident advisory board was the board where we  
3        had to send out the notice, right, that we were  
4        told we had to send out the notice letting all  
5        the residents know that if you wanted them to  
6        participate on the board, and that the resident  
7        advisory board was not just to look at the  
8        five-year plan, but would be able to meet on  
9        their own and come up with some suggestions or  
10       speak their grievances on what they felt was  
11       needed in Manahan Village, and then come back to  
12       the subcommittee, which I'm on, and I would be  
13       the sounding board for them for the housing  
14       authority, for our meetings every month. Now,  
15       is that different? Because I know that's what  
16       you told me.

17                    MR. MANFREDI: It's different, just  
18       picking up on what Mr. Priester just said. So  
19       there's two boards, there's the RAP board, the  
20       resident advisory board, which Mr. Priester just  
21       indicated notices were issued, and they meet  
22       with the primary goal of getting input and  
23       approving the five-year plan. Let's start  
24       there. That's the simplest part. Yes, to form  
25       them you need notice. And Mr. Priester, you

1 just indicated that when they were formed that  
2 notice was done. Correct? And they met to give  
3 recently to give input because HUD requires it  
4 be certified they give input into that.

5 What you have also been hearing about  
6 is the resident council, which takes time to  
7 form because that's more complex. Either board  
8 can give you input, but the resident advisory  
9 board, their first role is for the plan, the  
10 second role would be to give resident input, but  
11 they're limited in the sense that the resident  
12 council is really the board that represents for  
13 everybody and --

14 COMMISSIONER BANKS: Mr. Manfredi, I'm  
15 going to stop you right there, because that's  
16 not what you told me. And I think that, I think  
17 that Angel can verify that too, and the material  
18 that you gave us to review did not state that  
19 about the resident advisory board. And I know  
20 what the resident council is.

21 MR. MANFREDI: The resident advisory  
22 board, I gave you the notices that have to go  
23 out.

24 COMMISSIONER BANKS: No, you gave --  
25 the notice that was supposed to go out, Mr.

1       Priester was supposed to indicate on that notice  
2       where people can drop off their names, but I  
3       never saw that portion of it, I only saw the  
4       first draft. However, when we met before the  
5       last board meeting we met early, and you gave me  
6       documentation outlining exactly what the  
7       resident advisory board was. And it did not say  
8       what you're saying now. Now, I will be more  
9       than happy to show you that paper. But that's  
10      not what I'm -- and I don't think I heard wrong.  
11      Did you hear wrong?

12                COMMISSIONER SCHMIDT: What did it say  
13      that's different?

14                MR. MANFREDI: It reviews the five-year  
15      plan, correct, and it can give input on resident  
16      needs and issues that face the residents,  
17      commissioner. I don't think we're on the wrong  
18      page.

19                COMMISSIONER BANKS: It said that the  
20      resident advisory board --

21                VICE CHAIRPERSON VEGA: So they work  
22      unilaterally?

23                MR. MANFREDI: They're two different  
24      boards.

25                VICE CHAIRPERSON VEGA: But put in

1 similar input.

2 MR. MANFREDI: That's correct. The  
3 resident council is a larger body, HUD has to  
4 approve it, it has elections. Resident council  
5 is elected, whereas the RAP board is chosen  
6 through notices by the board.

7 COMMISSIONER BANKS: Excuse me. The  
8 resident advisory board that I was told about  
9 would have their own chairperson, and that only  
10 a certain number of people, two people from each  
11 building should be on this board.

12 MR. MANFREDI: Correct.

13 COMMISSIONER BANKS: But that they  
14 would come together and have their own meetings,  
15 and whatever ideas or suggestions or whatever,  
16 then they would bring it back to my  
17 subcommittee, and I would bring those thoughts  
18 and suggestions to the full board. Because I  
19 know the difference between an advisory board  
20 and resident council because I used to be a  
21 member of the resident council.

22 COMMISSIONER SCHMIDT: Why don't we get  
23 the differences laid out from Mr. Manfredi so we  
24 all understand what they are and move forward?

25 COMMISSIONER BANKS: It's not what he

1           said.

2                   COMMISSIONER SCHMIDT:  Maybe.  But if  
3           we all hear it the same way right now it's  
4           easier.  Right?

5                   MR. MANFREDI:  Do you want me to read  
6           it?

7                   COMMISSIONER SCHMIDT:  Yes, a summary,  
8           of what the difference between the two is and  
9           what we need to be concerned with.

10                  CHAIRWOMAN DENMAN:  One question, does  
11           the resident advisory committee even exist  
12           anymore, Commissioner Banks?

13                  COMMISSIONER BANKS:  We were told they  
14           do.

15                  MS. WASHINGTON:  They just met to go  
16           over the five-year plan action plan for the  
17           capital fund.

18                  CHAIRWOMAN DENMAN:  But they only meet  
19           for that purpose.

20                  COMMISSIONER SCHMIDT:  Or had only met  
21           for that purpose.

22                  MS. WASHINGTON:  That's what they met  
23           for.

24                  MR. ROGERS:  But there's no reason why,  
25           and correct me if I'm wrong, but based on what

1       you're saying, Commissioner Banks, that board  
2       can take the ideas and present them to you, they  
3       can't act on them on their own. You can take  
4       those ideas and present them to the board. It's  
5       a communication link.

6               MR. MANFREDI: Commissioner, we don't  
7       have a difference here, and I apologize if it's  
8       confusing. There are two different boards with  
9       two different rolls. That's all.

10              COMMISSIONER BANKS: Excuse me, but I  
11       was not confused about that.

12              MR. MANFREDI: I'm not saying you were,  
13       commissioner. I'm not accusing you of anything  
14       at all.

15              COMMISSIONER BANKS: I know I wasn't  
16       confused about it.

17              MR. MANFREDI: I have the notice that I  
18       sent, which is the HUD notice.

19              COMMISSIONER CHERELLO: Commissioner,  
20       what you're wondering is if that board can meet,  
21       have a meeting and then report back to you. Is  
22       that --

23              COMMISSIONER BANKS: Because the only  
24       reason why they didn't meet is because that --  
25       they said that there was already a board in

1 place, and that board was good for a year. Now,  
2 Ms. Cotton here, I'm sure she can verify what  
3 was told to me, but I'm just saying, so we'll  
4 see.

5 COMMISSIONER CHERELLO: Can I -- Mr.  
6 Priester, is it possible you could call a  
7 meeting of the advisory board, and Commissioner  
8 Banks can be present, and that way we can see if  
9 they're interested in pursuing what you want  
10 them to pursue.

11 COMMISSIONER BANKS: Right. Because if  
12 they're in place just to do the five-year plan,  
13 what's the point of that?

14 COMMISSIONER SCHMIDT: Sounds like  
15 they're not, and in their formal capacity and  
16 rights can talk about other issues.

17 COMMISSIONER BANKS: My opinion is  
18 this, if you're a resident advisory board, how  
19 come you're not at this meeting? I haven't seen  
20 any of them at this meeting. How dedicated are  
21 they? You know what I mean?

22 VICE CHAIRPERSON VEGA: That's what I  
23 would be concerned about. Not concerned, but  
24 I'd like to know for my own information who  
25 appointed the resident advisory board, and --

1                   COMMISSIONER CHERELLO: I believe in  
2                   the past they have only been utilized for the  
3                   five-year plan.

4                   COMMISSIONER SCHMIDT: I think we all  
5                   agree that we appreciate having that type of  
6                   active board to help share information back to  
7                   the board.

8                   CHAIRWOMAN DENMAN: The residents  
9                   wanted it since they won.

10                  COMMISSIONER SCHMIDT: I'd appreciate  
11                  maybe at the next meeting we carve out a little  
12                  time just to see who is on that board and  
13                  understand and then take it --

14                  COMMISSIONER CHERELLO: If it's Mr.  
15                  Priester in the meantime, get a meeting going,  
16                  have Commissioner Banks present, and --

17                  VICE CHAIRPERSON VEGA: I'm on that  
18                  board. I want to be part of that.

19                  COMMISSIONER CHERELLO: And see if that  
20                  group of people are interested in performing  
21                  that function. If not then we can make some  
22                  changes to the board or the commission.

23                  COMMISSIONER BANKS: Thank you.

24                  CHAIRWOMAN DENMAN: Is that it,  
25                  Commissioner Banks?

1 COMMISSIONER BANKS: Yes.

2 CHAIRWOMAN DENMAN: So now do we go  
3 into closed session now?

4 MR. MANFREDI: Yes. We need a motion.

5 COMMISSIONER CHERELLO: I'll make a  
6 motion to go into closed session.

7 VICE CHAIRMAN VEGA: I'll second that.

8 (Whereupon, roll call was taken with  
9 all members voting in the affirmative.)

10 (Closed session takes place.)

11 (Open session recommences.)

12 MR. MANFREDI: We're in open session.  
13 Before the board is a resolution to conclude the  
14 employment of Roy Rogers with the Morristown  
15 Housing Authority effective immediately. Is  
16 there a motion?

17 CHAIRWOMAN DENMAN: I'll make a motion.

18 COMMISSIONER SCHMIDT: Second.

19 (Whereupon, roll call was taken with  
20 Commissioners Denman, Vega, Banks and Schmidt  
21 voting in the affirmative, Commissioner Cherello  
22 voting against.)

23 MR. MANFREDI: Motion to adjourn.

24 COMMISSIONER CHERELLO: I'll make it.

25 MR. MANFREDI: All in favor?

1                   (Whereupon, all commissioners vote in  
2                   the affirmative.)

3                   MR. MANFREDI: Meeting is closed.

4                   (Meeting was adjourned.)

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25