MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, January 29, 2017
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:
MAUREEN DENMAN, Chairwoman
ANGEL VEGA, Vice-Chairman
MICHAEL CHERELLO, Commissioner
MICHAEL SCHMIDT, Commissioner
MIRIAM BANKS, Commissioner

ALSO PRESENT:
DOUGLAS PRIESTER, Acting Executive Director
LIZETH TAVERAS, Administrative Specialist
HILIARI B. DAVIS, Council Liaison
TIMOTHY DOUGHERTY, Mayor
DARLINGTON POUNDER, Senior Mechanic

APPEARANCES:
JOSEPH MANFREDI & ASSOCIATES, 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

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CHAIRPERSON DENMAN: The Board of Commissioners of the Housing Authority of the Town of Morristown will conduct a regular meeting on January 29, 2018, at six p.m. here at 31 Early Street. Be further advised that formal action may be taken at this meeting. A portion of the meeting may be held in closed session and the agenda of the meeting to the extent known at this time is as follows.

Call to order.

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

CHAIRPERSON DENMAN: Pledge of Allegiance.

(Flag was saluted.)

CHAIRPERSON DENMAN: Moment of silence before we open up the public session.

(A moment of silence is observed.)

CHAIRPERSON DENMAN: At this time members of the public that want to address the commission, come up and state your name and address, and keep the comments to five minutes. Thank you.

MS. INESTROZA: Lorena Inestroza, 39 Early Street. I had asked a couple of months
back if it was possible to get feedback on things that have been brought before the board so we don't sound redundant and repetitive. So tonight maybe I can get some clarification on specifically the extermination schedule for 39 Early Street. I think there was discussions before where Mr. Priester was going to present a log to show the exterminators were coming. The schedule in my lease says the second Tuesday of the month. I stayed home this specific Tuesday from school, and nobody ever showed up.

Since my tenancy began I have never had a notice on my door that the exterminators have been to my apartment. So I buy products as preventative measures which is basically wasting my money, because I don't think I've ever had extermination services, period. So if I can get some clarification on that issue.

Leases in Spanish, there's still some communication with a lot of the residents, especially in Manahan Village, that are concerned about their rights and regulations, and their due process, and they would like to be able to read it in a language that's a lot easier. And I don't know if the leases have
been transposed yet.

MR. PRIESTER: Not yet.

MS. INESTROZA: Smoking, kind of glad we have those minutes. I know you had spoken to -- we had spoken about how the smoke area at 39 Early Street is right in front of the front door. I don't think that any staff access, it's just public, our visitors, kids, grandkids, health care workers. And if that area could be moved, I know 31 Early doesn't have a smoking area in their front door, and I don't think Ann Street has a smoking area in their front door. And I was told by another resident that she had spoken to you about the same situation, and she's a smoker as well as myself, and you said that wouldn't be taking effect until July. So my question is who decides that. Can we as residents request it be done sooner? Does it have to be left up to administration to make a policy and enforce it or --

MR. PRIESTER: We're from administration is going to come up with a non-smoking policy that the public will have access to to make their comments at that point.

MS. INESTROZA: But just as a
general --

    MR. PRIESTER: Put down suggestions of 
no smoking areas or a smoking area.

    MS. INESTROZA: Just as a general 
safety concern, most businesses and other 
residential have signs, no smoking within 20 
feet of the door.

    MR. PRIESTER: That will be addressed 
with the non-smoking policy.

    MS. INESTROZA: Okay. Basic 
maintenance. Behind the dumpsters on 39 Early 
Street is atrocious. There's plastic bags, 
there's stuff stuck in the fences, there's been 
a Christmas decoration stuck under the dumpster 
since the first week of January. It's probably 
about three feet. Looks like a big Santa Claus. 
I know we see it every day. I know the 
maintenance guys must see it every day. Is 
there somehow they can coordinate with garbage 
service when they come to take the garbage away 
that somebody can remove it or reach out to the 
company to have them remove it?

    MR. PRIESTER: Yes, we can do that.

    MS. INESTROZA: There's been a lot of 
people entering 39 Early Street. I think it was
brought to your attention. If you come -- if you go in the community room you can access that door in and out, and you will not be seen on a camera. If you come in the laundry room which all our keys access, you can get in the building without being seen on camera. So there's people hanging out on the second floor, people seeking drugs hanging out in the building. I know there's one camera that I guess it's new that's on the driveway side of the building that faces the staff parking lot. I don't know what it's facing. I don't know what it's -- what purpose it serves. I just want to know if we can get clarity on why there was just one and not one on the other side of the building where people can access entry and not be seen. Can we get one put up as well?

MR. PRIESTER: That is on the plans to get a rotating camera.

MS. INESTROZA: The laundry room, we have two washing machines that work. There's I think four in there. I don't know if there's supposed to be five. There's one that's been out of order. I have taken pictures of a lot of stuff that have a time stamp on it. I think one
has been out of order for longer than three weeks right now. So if there's some way -- like who do we -- like do we have to write continual -- if somebody would put a sign on their obviously they would know the machine is out of order. Can we get these things fixed?

MR. PRIESTER: We're waiting for a part. If the part doesn't come in they'll replace it.

MS. INESTROZA: I think I'm good for now.

MR. PRIESTER: In answer to your first question about the exterminating, we do have it on log that they did visit your apartment on such and such a date. It's every second Tuesday.

MS. INESTROZA: Correct. Well, they didn't come this past -- I think you and I had a conversation. I stayed home purposely. Because you told me if somebody enters my apartment while I'm not home --

MR. PRIESTER: They're supposed to put a door tag.

MS. INESTROZA: Right. So I never received one since I've moved in. And I was
home this Tuesday specifically. Because I don't think somebody ever come. I never smelled any exterminating services. I'm not unfamiliar with the exterminating liquid they use, so I don't believe they have ever been there. And I don't know, there's no way to prove it because we have no cameras on our floor. I'm just telling you I don't believe they have ever been in my apartment, and if they have they have not left the proper notice to let me know they've been in my apartment.

MR. PRIESTER: We document it on the log.

MS. INESTROZA: Okay.

MS. COTTON: Hello, my name is Tawana Cotton, 30 Flagler Street. And I'd like to open up with the intercoms that I have been complaining about for it seems like three years now. So in my building you can buzz from the outside, but no one in the building can actually buzz someone in, so they have to throw their keys out the window or go outside to let their guest in.

Now, I have a major concern about that because of all the disturbances that happen in
front of my building. We don't get as many fights as we have had in the past where, not from residents, but where people have this -- it's like an unwritten rule or something that, listen, you can do whatever you want to do in Manahan Village, and it's not going to be -- nothing is going to happen, like I can get away with it. So at one point people came down there to cause a lot of disturbances, especially in the summertime.

But the problem is if the people come into our building, so this is what happens, you might have the police show up. Someone would come into the building, they will kick the rock out that someone left to keep the door ajar and then come in the building, so the police officers have no way to come in the building.

Well, I'm not going to go out and open the door to let them know, hey, I'm letting the police come in to get you. So now we're in a really tough situation here, and I feel like when I first put the order and I said that, I said this is a safety concern. And I will say this, two people did come out to try to fix the problem but they told me that it was something
they could not do, they had to get in touch with a company or something to come fix it. And it's still not fixed.

So I'd like to know generally how long does something take when you have a problem that maintenance themselves cannot handle, and you need to call outside contractors to do the job, how long would something like that normally take?

And I need to piggyback off the cigarette situation. I have a three-year-old who has been -- who's had multiple ear infections since October through December, and has been on antibiotics, and the doctor keeps saying to me, asking the question, who smokes in your household. Well, I don't smoke, but unfortunately because of all the smoke that's outside. So in November I started closing all my windows. That means I'm in the front, so all four of the windows in front are my windows, and I have one by the fire escape.

The tricky thing is I put the fan on by the fire escape, but then that's a safety issue. Because it's easy for someone to access my apartment that way. But I've done it in the
past because I've had to. And when she got a
virus and it wouldn't go away, it's because I
can't let any fresh air into the house because I
don't care how many times I ask these gentlemen
who are visiting their relatives, and I don't
know if they live there or not, but they're
there a lot, please, if you don't mind, can you
walk to the mailbox? Because at least there I
can't even smell it.

And it's all my bad all the time, now
it's just an attitude, so now I can't even
approach it. It's not just cigarettes, it's
cigars, it's marijuana, it's too much. And we
have three small children in the building. I
know my neighbor's daughter had to be rushed to
the hospital, she had has breathing problems.
It's very scarey because they're small, and all
type of chronic illnesses can come from this.
So it would be nice to really kind of speed
whatever process needs to happen, fining people,
I don't know, whatever someone else has done to
implement some type of --

COMMISSIONER VEGA: Cease letter.

MS. COTTON: Yes. And like I said,
even if it was by the mailbox, it won't belong
to the home. But now it's cold so these people open the door and stand in the doorway smoking in the doorway, so now it comes under my front door because I don't have one of those guards underneath the door. So that's a major concern.

I have had to call police about the disturbances that are constant. And I was hoping that at one point the Morristown Police Department and housing will come up with a solution to say, okay, we come here constantly, sometimes you actually are starting to see the same people who are causing disturbances all times of night.

They have their radios out there blasting to two o'clock in the morning, they're just having a good old time out there not caring about the neighbors. And the neighbors are now afraid to say something even politely, because one of my neighbors had her car keyed because she asked, please, my babies are trying to sleep. So I know the people only respond to being fined. Younger kids you can't write them a ticket, maybe they can do community service.

I'm hoping from this if there is some type of dialogue from housing and the police
department where they can really start making
people be accountable for disrupting the peace.
They just think we can go down there and do
whatever we want to do. I can't sleep, so that
means -- I work, I have a toddler, and I haven't
got an adequate amount of sleep.

I don't feel like I'm living in a
healthy environment. I don't have peace where I
live, and I think that everybody deserves that
right to be in a safe environment to have peace,
and it really bothers me. Because I know now I
can't even go and approach people because I've
had my window broken, I've had my door
spray-painted. So it is hard. And I can't
afford to move right now. I wish I could. I
would go into a studio, that's how desperate my
need is right now to get some peace.

I've also had some conversations with
some of the residents. And even though we have
a lease, I think that some people really don't
understand their rights as a tenant. And some
of them actually have said to me I was told if I
complain I can get evicted. These people are
looking literally through their window shades
like this because they want to know when the
police are going to show up to get these people out of here, to move them from in front of their property -- not their property, they don't own it, but in front of where they live.

So I don't know if other -- if we've ever had a time where before you moved in that you had a training to do, because it is difficult living beside, next to, on top of strangers.

And I think that what we are missing in our community is basic respect. We understand that when you move there we live in a multi-family unit, kids are there, families are there, some are married, some not, but the basic respect for your tenant. So if they came in and had to do mandatory training so they now know they're aware that you can be evicted for violations.

So I don't know -- I know people don't feel comfortable complaining, some because maybe they're renting a room out, I mean, there's a lot of fluctuation going on, a lot of different people you see, sometimes every six months there's a new guests in people's home for a long time. I don't know, I don't live with them, but
I know when you live in a community for awhile you get to know who your neighbors are, and you know at two o'clock in the morning with their suitcases rolling down the steps and rolling over the top of your head every so often that something is going on.

So it would be nice if they can come up with some type of solution to get a majority of people to understand how they are affecting other people's lives. I know that people say, I pay my rent, I can do whatever I want, but not if it's affecting my wellbeing, my child or other people. So I just have some concerns, and those are some of them.

CHAIRPERSON DENMAN: Thank you, Tawana. I did want to mention that HUD is instituting a non-smoking policy. That means no smoking in the building. As far as where the areas outside of the building, we're going to be asking for resident input from smokers and non-smokers alike, because this is a shared space. But we do have to comply with the criteria based on this new policy from HUD.

We are looking to be proactive, even though the policy is not in effect until July,
we have actually started the steps to move forward with this. And I would anticipate that the Resident Outreach Committee would be the conduit, so if you are interested in being involved in having a voice, see Commissioner Banks for sure.

COMMISSIONER BANKS: Madam Chair, may I speak? I understand all your concerns. My car has been keyed too. In the next couple of weeks material is going to be available about how important it is to have a resident council. So to see that resident council is the key. And you don't need a whole lot of people to be on the resident council, you just need determined people to be on the resident council. And that resident council holds a lot of weight.

And if you want to educate the tenants about how you should respect your neighbors and all that mess, but to me, that's just common, decent courtesy. But the resident council can make some positive changes. We just need to get the -- you guys need to get the right people on board so please, please, please, don't give up on us, it's coming soon within the next two weeks that process for you guys to set up a
resident council and the election and all of that. And I'll talk to you after the meeting. Okay? Thank you.

CHAIRPERSON DENMAN: Thank you. Any other member of the public would like to address the commission?

MS. MONTES: Kelly Montes. I'm in building 13, apartment four, and I would just like to address the issue of broken steps and slate as I'm a resident, the sidewalks --

COMMISSIONER VEGA: What was your address?

MS. MONTES: Building 13, apartment 4.

CHAIRPERSON DENMAN: Clyde Potts?


COMMISSIONER BANKS: Have you spoken to maintenance?

MS. MONTES: They're aware. They removed the cracked slate tops and tossed them in the grass, and they've been bare eroding cement ever since. It's three months now.

COMMISSIONER VEGA: We will get up to speed on that. I mentioned at the last meeting
those steps as well.

CHAIRPERSON DENMAN: Anybody else from the public? Come on up.

MS. FORSIA: I'm not actually a tenant, my mom is. She's been here. Yes, I wrote you.

CHAIRPERSON DENMAN: I got your letter.

MS. FORSIA: Thank you. My issue is my mom has been in and out of the hospital. Her name is Joan Griffin. She's in apartment 4-F. My name is Joanne Forsia (ph). I've taken an FMLA leave to care for her. It's intermittent, so I'm only here a couple of days a week, but I have no place to park.

I was putting her in the wheelchair this morning and I was told as I was putting her in, somebody who was coming here from the office and I was told people have to work, and I was -- she almost in the car, and I -- you know, I understand that, I understand that I got a violation because I parked in an empty staff parking, I regret that, because it turned into an awful nightmare for me and my mom. It was put on my driver's side, which I could not peel off. I needed a razor blade. No one would help me. Glen actually came and helped me peel it
off, because I needed to go to the pharmacy for
my mom. And I needed to be there, I'm not sure
when they close, eight or nine, but I needed to
ensure she got her medication for the evening.
So I was a little stressed, and I yelled. And I
regret that, and I apologize to anybody I yelled
at or treated unfairly. I didn't mean to do
that. But I'm very passionate about my mom.

And my question was is there any way --
they kept telling me they could have towed me,
they kept telling me that does my mom has a car,
she doesn't, she's 85 years old. So for the
interim if I can have a temporary spot or a
caregiver spot allocated for people, I'm not
sure I'm the only one here who cares for the
elderly.

I know my mom is very independent, will
not come to live, so for the time being we need
to be here with her and I need to have a spot
during the day. It's two-hour parking across
the street. I have been doing that, I've been
utilizing that in the morning because that's all
I have. I'm afraid to park anywhere else. I'm
afraid to park where -- I'm afraid my car is
going to be towed.
CHAIRPERSON DENMAN: So I, you know, I was really upset when I got your letter to be honest with you. I took care of two terminally ill parents, and I applaud, and I understand the passion and how frustrating it can be, and I too have had the sticker that it just doesn't peel off. We are currently in the process of interviewing to hire a new executive director, and that spot is open. And I would actually like to make a motion to this board to allow Joanne Forsia to park in this spot while we've got an open spot.

MS. FORSIA: And it won't be all the time. It would be intermittently as I take off for her. I don't think it's going to be a long time. So I would appreciate that.

CHAIRPERSON DENMAN: Douglas, you don't use that spot, do you?

MR. PRIESTER: No, I don't. But other residents want to use that spot also.

MS. FORSIA: Well, that's fine. I don't -- as I said, I will not use it all the time. I anticipate this being a spot for everyone, not just me. Caregivers for any senior that may not have representation or may
not, you know, know the method to find out a
what to do. So I'd be an advocate for that too,
and work with whoever needed to use it.

CHAIRPERSON DENMAN: How many spots do
we have for visitors?

MS. FORSIA: There's three, and two are
constantly filled.

MS. INESTROZA: Tenants can park in
those two for days on end.

COMMISSIONER VEGA: We have 18 -- I
think the last meeting we discussed we had 18
employee spots. How many employees do we have
here?

MR. PRIESTER: We don't have 18
employee spots. It's probably four or five.
And then over here there's --

MS. INESTROZA: There's 13 here and
five over there designated for staff.

CHAIRPERSON DENMAN: Can we keep the
cross talking to a minimum, please?

COMMISSIONER VEGA: We can probably
find out if there's room in employee parking to
find out what staff is here with vehicles. And
also help the residents out. And absolutely,
you know, the commissioner spots during the day
would probably be a more appropriate spot versus an executive director. I mean, I know you do park there.

MR. PRIESTER: No.

COMMISSIONER VEGA: Is there a blue car? There's a blue --

MR. PRIESTER: I use regular staff parking.

COMMISSIONER VEGA: I think the commissioner spot is the most lucrative spot because no one is here except once a month supposedly.

MS. FORSIA: And I'm fine with street parking two hours intermittently. It's just during the day. And I have a fear now I will be towed, or in any event a sticker placed on that.

MR. PRIESTER: And if the board will make a resolution to that, we can do a temporary parking, parking decal.

MS. FORSIA: That would work. I'm anticipating my mom gets stronger, hoping and praying for that, so that's fair.

COMMISSIONER VEGA: That would be great if you can get her a decal and until we figure out what we're going to do.
COMMISSIONER SCHMIDT: You can put a fixed period of time on it and revisit it so it's not a perpetuity thing.

MS. FORSIA: That works for me. I appreciate it. Thank you.

COMMISSIONER BANKS: So we'll discuss that in detail later? Because I have --

CHAIRPERSON DENMAN: Yes.

COMMISSIONER SCHMIDT: We don't need a motion for that. Right?

CHAIRPERSON DENMAN: Mr. Priester will address it.

MS. BOOZE: Mary Booze, 3209 Flagler Street. Now that we talking about the parking, we can do something about the parking down in Manahan Village would be great, because now we have the handicap stickers down there, but we don't say they're for residents. So the handicap people think they can roll in and park in the handicap parking spots.

Also when we put the handicap stickers, parking spaces up, we just put them in the dirt. So now that it's raining, they leaning over, about to fall out the dirt and everything. I think when we do something in Manahan Village I
think we need to take a little bit more time and
do it right. Because I was very disappointed
when I saw the signs leaning over.

I have been going to the resident
center ever since it been shut down, whatever,
and I did talk to Mr. Priester because I see the
police going over there all the time, and I
didn't know what was going on. So we had a --

MR. PRIESTER: Water pipe.

MS. BOOZE: I was seeing if I was being
paid attention to by the board. When I speak I
want everybody to hear me.

We had a broken water pipe, and I went
over there after, and the water is all over the
place. And I think if we take a little bit more
interest in that 23 Clyde Pott Drive that is a
resident center building that is named after our
ex-director of the housing authority, we can do
a little bit better with it. Because right now
it's really bad, to walk in that building and
see the condition it's in.

Hopefully the federal government will
give us some money to fix it up. I understand
went to see HUD and we going to fix it up. So
hopefully we will do something with the
building. But until we get the money to do with
the building, I think if we get the water and
stuff up off the floor. I went over there the
other day, it was ice, it was frozen, you know,
it's a mess. And we don't seem to be concerned
about it, but I am, because I was there from day
one. I was there when we walked up town to get
the building. So I'm concerned. And I wish
Douglas and the rest of the people that's
sitting on the board, you're a little bit more
concerned about Manahan Village.

   When it rain building 34 Clyde Potts
Drive, you can't even get to the sidewalk
because the sidewalk is under water. I don't
live there, but I have been concerned, because
if I lived there I would have been further than
here with the problem. But you need to -- I
hear you keep talking about what you're doing in
Manahan Village, what you're fixing up, but that
been there for a long time. I saw it the other
day when it rained you couldn't even walk on the
sidewalk, had to walk in the muddy grass. And
somebody need to take care of that. I don't
know who. But you need to look into something.
We got people in building and grounds who I
have'sn't saw since they got on building and
grounds, hopefully we can see them in Manahan
Village. We go out and we want to serve the
residents, we want to be a commissioner, and you
there for the residents. So let's try to do a
little bit better and serve the residents of
Manahan Village.

And I will be back on the second part.

Thank you.

CHAIRPERSON DENMAN: Thank you. Any
other member of the public?

MR. JEFFERSON: My name is Glen
Jefferson. I work for the Morristown Housing
Authority. When that pipe busted the water was
cleaned up, I wanted to clear that up, the next
day. I pushed the water, we pushed the water
out the building.

CHAIRPERSON DENMAN: Thank you, Glen.

Anything further?

Okay. With that we will close the
public comment. Next on the agenda is the
approval of the minutes.

COMMISSIONER SCHMIDT: I'll make a
motion to approve the minutes of the December
19th board meeting.
COMMISSIONER CHERELLO: A question under the minutes, what are we approving, the transcript. Correct?

COMMISSIONER SCHMIDT: Minutes.

COMMISSIONER CHERELLO: Not the transcript?

COMMISSIONER SCHMIDT: No.

COMMISSIONER CHERELLO: And when did we make that decision?

CHAIRPERSON DENMAN: So it was requested, Commissioner Schmidt requested minutes versus a transcript, because you can't officially --

COMMISSIONER CHERELLO: Can't officially what?

CHAIRPERSON DENMAN: Approve transcripts.

COMMISSIONER SCHMIDT: My point is --

COMMISSIONER CHERELLO: I know what your point is, Mike.

COMMISSIONER SCHMIDT: I shouldn't be expected to memorize every word that occurred during a meeting. Approving a transcript is ridiculous. I can approve minutes, however, which will state facts what occurred during the
meeting and completely in line with my
collection. Approving a transcript is
something I've never seen or heard of in any
board I've been part of. So I said, let's get
minutes together, we finally got those on board,
and that's the appropriate thing that we should
be approving going forward. You have a
different view?

COMMISSIONER CHERELLO: Yes, I do. We
have a word by word transcript of the meeting.
Why would we approve a summary of the meeting?
That's my point.

COMMISSIONER SCHMIDT: We can approve
we got it and read it. I'm comfortable with
that. I'm not approving I'm positive of every
word in that thing is exactly what was said.
That's the problem. Right? Depends on what
you're attesting to I guess in your approval. I
have no problems, I read the transcript, and I
don't disagree with it, but that's different
from approving it. You know what I mean? I've
never been on any board been asked to approve a
transcript. It's kind of a silly exercise. We
can approve it happened, and we believe in the
nature it accurately reflects what happened
during that meeting. That's fine. But it's not like we approve it word for word what occurred in the meeting.

COMMISSIONER CHERELLO: Well, the thing about the transcript is it's not -- it's taken by a professional and it's certified.

COMMISSIONER SCHMIDT: Sure.

COMMISSIONER CHERELLO: So I don't think the quality of the work is a question. When you say you want to approve minutes, it's just a summary of what goes on. And I don't know why -- well, why one would want to approve a summary when you can approve a word by word document.

COMMISSIONER SCHMIDT: Because I don't know that every word on that was what was said. It's simple. No human can do that.

COMMISSIONER CHERELLO: I have no -- how do we know the summary is correct? That's the way you recall it.

CHAIRPERSON DENMAN: So can I make a statement? The environmental commission, for example, we take minutes. We record the entire meeting so we have the recording as backup. We don't approve the recording, we have that in the
event there is a legal matter or a liability to fall back on. We approve the minutes. To Mike's point, four meetings ago or three meetings ago when there was crossfire, the transcriptionist could not begin to keep up with what was comments.

COMMISSIONER CHERELLO: She certified that though.

CHAIRPERSON DENMAN: Right. But it was conditional. And Mr. Manfredi gave us the legal ramifications and angle on it knowing that we were approving something that was --

COMMISSIONER BANKS: But that was just that one incident.

COMMISSIONER CHERELLO: We're technically approving both, is that what you're saying?

COMMISSIONER SCHMIDT: Are you asking me?

COMMISSIONER CHERELLO: Yes.

COMMISSIONER SCHMIDT: No, I'm saying minutes are what should be approved -- the board of any meeting I have ever been, you approve minutes of the meeting, which is a summarization what happened during the meeting. Go back to
the beginning of our founding fathers of this
country. The transcript thing, if you want to
say the transcript, you want to say we attested
it was done by a certified person and feel good
about it, I'm happy to approve that. I'm just
not going to certify that I'm comfortable with
every word that's in that transcript. That's
it. And that's just my view.

COMMISSIONER BANKS: May I, chairwoman?

Well, if that's your point, how do we know that
the minutes are correct, or how would I know
that whatever is in the minutes is in the
transcript?

COMMISSIONER SCHMIDT: Is that a
question to me? I read the minutes and I recall
everything.

COMMISSIONER BANKS: And I've read the
transcript.

COMMISSIONER SCHMIDT: Even without the
transcript, I read the minutes and I recall from
my notes that everything was in line with what
happened in a very simple format that I can
remember it, even if I took some simple notes.
That's the difference.

COMMISSIONER BANKS: The thing I like
about the transcripts, it gets everyone's word, everything that's been spoken, you know, disagreements, the notifications. Everything is right there on paper. And if it ain't broke, don't fix it. This is how this has been done from a long time ago. Am I right?

COMMISSIONER CHERELLO: It's been done for -- everything is done for a reason. The reason it was done is because there was on question on the minutes. Because the minutes used to be on tape, and then they would be transcribed. So there was a question on that. So then we went to a professional, so now there are no questions on who said what and what they said.

CHAIRPERSON DENMAN: Can we listen to counsel?

MR. MANFREDI: Let me give you some legal guidance. The Open Public Meetings Act, what it requires is that we have minutes, which the statute literally uses the word summary. And this did start, as you indicated, but we had a meeting in which we effectively lost the transcript due to cross-talk, and I think that's when Commissioner Schmidt, you made your request
arising out of that.

COMMISSIONER SCHMIDT: I also made it in May of last year, but it didn't happen for five months.

MR. MANFREDI: So what I did is I took the transcript and summarized it, and I provided notice when I sent my email I provided both to you so you have both. But I think following up, when you did propose it the board moved forward with both documents, with the summary that you're getting it now being the actual official record, just so you know where we currently are from the past practice.

COMMISSIONER CHERELLO: If there's a question later on what is the status of the actual transcript?

MR. MANFREDI: We would go to the transcript because it was certified by a court reporter, and if someone made an Open Public Records Act request we would produce both. But the board is actually approving the summary which the statute requires.

COMMISSIONER CHERELLO: But at the end of the day we go to the transcript if there's a legal objection to anything.
MR. MANFREDI: There is. But I'm making every effort to write that summary so it's clear and we avoid that, because I'm taking notes at the same time as obviously the court reporter is taking the actual verbatim transcript. It is discoverable.

CHAIRPERSON DENMAN: They're open to the public.

MR. MANFREDI: They're open to the public. The transcripts are part of the Open Public Records Act, absolutely.

CHAIRPERSON DENMAN: Anybody can access them at any point regardless. Correct?

MR. MANFREDI: Absolutely. They're part of the public record in this matter.

COMMISSIONER BANKS: I can't vote on something I didn't read, and I didn't read those minutes, I read the transcript, so --

COMMISSIONER SCHMIDT: We can table minutes.

MR. MANFREDI: You can table minutes.

COMMISSIONER BANKS: I didn't read them. So I can't vote on something I didn't read.

COMMISSIONER SCHMIDT: And I'll say, I
think the transcript is important, it's certified. We don't even need to vote on it per se. If we want to acknowledge that we accept it as record, I can do that. But that's just --

COMMISSIONER CHERELLO: Again, we didn't get them this month so we didn't have a chance to review them. I don't know about you, but I look at the minutes.

COMMISSIONER SCHMIDT: Didn't get what this month?

COMMISSIONER CHERELLO: Didn't get the minutes.

COMMISSIONER SCHMIDT: It came in email.

COMMISSIONER CHERELLO: It came in email, however for some reason my housing authority email account is down, which we're working on getting it back up and running. But when I normally get my minutes when I get my package, I sit down and I go through my package.

COMMISSIONER BANKS: I do too.

COMMISSIONER CHERELLO: So I look.

COMMISSIONER SCHMIDT: That's a good question. Why aren't we getting the transcript and the minutes in the same package?
CHAIRPERSON DENMAN: This is a one time -- you can explain it, Joe.

MR. MANFREDI: I noticed we didn't receive the transcript as we normally do, so around the 13th of January I sent an email to the court reporter and asked for a copy, and I confirmed at that point in my email, which I shared with Mr. Priester, that the protocols that it's actually sent to Mr. Priester and I'm copied on. Two days later they responded and provided me with the transcript. They just sent the transcript back. And then I summarized it, and then sent it out to you by email. But it's my understanding Mr. Priester didn't receive it, and I forwarded it to him later.

COMMISSIONER SCHMIDT: Mr. Cherello is absolutely right, that should come in the same package, both the transcript and minutes.

MR. MANFREDI: And I did reconfirm with the court reporting agency what the protocol is so that Mr. Priester will receive it.

CHAIRPERSON DENMAN: Okay. So we make a motion to table?

COMMISSIONER SCHMIDT: I made a motion.

CHAIRPERSON DENMAN: Can we have a
motion to approve the transcript? I thought we were tabling the minutes.

MR. MANFREDI: Am I correct that the will of the board is to -- you need time to read the minutes. Is that correct?

COMMISSIONER BANKS: Yes.

COMMISSIONER CHERELLO: I'm going to vote no, so I mean, if you have four votes, go ahead and do it.

COMMISSIONER BANKS: I'm not going to vote because I haven't read the minutes.

COMMISSIONER SCHMIDT: We should table it until the next meeting I'd say.

MR. MANFREDI: If you want to proceed with a motion to table it.

COMMISSIONER SCHMIDT: Table the minutes and approval of the December 19th meeting until the next meeting.

MR. MANFREDI: Roll call.

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

CHAIRPERSON DENMAN: Okay. Executive report. Mr. Priester?

MR. PRIESTER: I would like to report this month that we have currently ten vacant
units in Manahan Village. I know several of our tenants have bought homes from Habitat for Humanity, some of them just moved out. The rents were too high, or they could afford the rent so they vacated our property.

We have 12 vacant units in our seniors, and that's due to death, rehab. On Ann Street there were three vacant units, and right now we do have two units scheduled for lease-up in February.

COMMISSIONER VEGA: Currently we have 25 vacant units?
MR. PRIESTER: 22.

COMMISSIONER VEGA: You said three also on Ann Street?
MR. PRIESTER: That's including the ten.

COMMISSIONER VEGA: 22 vacant.
MR. PRIESTER: 22 vacant. And maintenance is trying to make those, due to the snow and vacations, the units in December are behind schedule.

On the Housing Choice Voucher Program we are currently at 93 percent utilization rate. No vouchers have been issued due to funding.
cuts.

CHAIRPERSON DENMAN: May I ask a question? I was looking at the metrics for the occupancy management report, and I'm concerned about the length of time that these apartments have been vacated and are still not ready for move-in. In Manahan Village alone, there's one that's been vacant since June 26, another one since August. These are some, you know, large increments of time. Even Clyde Potts, Flagler, same thing. 31 Early. 29 Ann Street seems to be the one -- there's only one that has a seven month. So my question is two-fold, how many people do we have currently, to piggyback Mr. Cherello's question at the last meeting, on our waiting list?

MR. PRIESTER: It's down near at the bottom. Seniors we have 490 applicants. At the bottom of the family units, 255. Look at the bottom --

CHAIRPERSON DENMAN: I see on this page. Okay. Is there a way we can get these metrics all on one page so we can -- like a snapshot so we can see exactly the number of units available, the duration of time they've
been vacated, how many people are on the waiting list? I've had in the last month alone at least a dozen calls, emails, people approach me. I understand that your waiting list is closed in Morristown. That concerns me. Because I couldn't answer that with any degree of certainty.

MR. PRIESTER: The family units are closed, Manahan Village. The seniors stay open.

CHAIRPERSON DENMAN: That's just the family units. And 31, 39 and 29, there's still a waiting list. Correct?

MR. PRIESTER: Correct. There's a list for both, but the Manahan Village waiting list is closed. We are not accepting applications. We accept applications for our senior disabled units every third Thursday of each month.

CHAIRPERSON DENMAN: And maybe -- I put together a spreadsheet, kind of like a snapshot, really easy. If you take a look at it, I'll email it to you, just some metric that Mike and I, personnel subcommittee, kind of looked at and thought would be good for the board to know. The other thing, and I handed these out before the meeting, I went surfing on
a bunch of different housing authorities' websites, and this snapshot of the demographics --

MR. PRIESTER: I didn't get a copy of that.

CHAIRPERSON DENMAN: You can have mine. That happens to be the City of Irvington. But it breaks it down basically by what the REAC report will show, the number of Latinos, the number of Caucasian, the number of Hawaiian I think they have on there, the number of females, the number of males, age categories. I think that will be helpful.

MR. PRIESTER: If the board wants that we can include that. In past practice we did not include that.

CHAIRPERSON DENMAN: Okay. But there's a report, and I just heard about this at the last training I did down in Rutgers, and I'm going to get it wrong so let me look it up, it's called --

MR. PRIESTER: Also included in the annual plan.

CHAIRPERSON DENMAN: Right. But there's something the state just sent out to all
the housing authorities.

MR. PRIESTER: The Department of
Community Affairs sent out them out building
information that's due by the end of this month.
They have a breakdown.

CHAIRPERSON DENMAN: February. But I
thought the information that they're requesting
is a nice snapshot, and we're not in the
position of needing to recreate the wheels since
it's going to have to be provided. Okay?

MR. PRIESTER: I can look into that.

CHAIRPERSON DENMAN: Thank you.

COMMISSIONER CHERELLO: Mr. Priester,
do you, if you recall in the past, when we've
had this many vacancies occur, we would look for
some outside help to try to get them rented.

MR. PRIESTER: Yes, we would, we would
hire painters or --

COMMISSIONER CHERELLO: Do you have a
recommendation or do you need help? Because
some of these, it's an awful lot to occur at
once, if you just look at December's alone. So
do you have a recommendation? Do you want some
help?

MR. PRIESTER: I can sit with Mr.
Pounder and see what we can come up with, yes.

COMMISSIONER CHERELLO: Do we need board approval then if Mr. Priester and Mr. Pounder need to bring in some outside people on a temporary basis? Which we've done in the past to get these units back online.

COMMISSIONER BANKS: I think it's obvious they need help to get -- because it's a lot.

CHAIRPERSON DENMAN: So just to interject, I think you're on the building and grounds, no?

COMMISSIONER CHERELLO: I don't know.

CHAIRPERSON DENMAN: I know you are.

COMMISSIONER VEGA: Yes.

CHAIRPERSON DENMAN: I would like Angel's input on this because he's been out there and can tell us.

COMMISSIONER VEGA: HUD has I believe a 14 day turnaround that they would love for us to try to adhere to. Obviously for other reasons, like you said, might not be able to get them done. But I think it's extremely crucial we get some outside help to get the apartments made available as soon as possible. I think it's a
shame, it's a shame to have this many vacancies when you have so many people trying to get a place, and we have a waiting list that's full and closed. We should be able to get those people in there.

So I would make the motion to get a contractor, different contractors to help us and get those apartments turned over as soon as possible. And obviously with the direction of Mr. Pounder, the maintenance supervisor.

COMMISSIONER BANKS: Chairwoman, wouldn't we need --

CHAIRPERSON DENMAN: I'm getting a little sidebar here, so I'm going to defer and let Joe explain it instead of me trying to repeat it.

COMMISSIONER BANKS: I'm wondering if we need a resolution and all of that.

CHAIRPERSON DENMAN: We're going to have to vote on it.

MR. MANFREDI: Because of the HUD mandated zero threshold, anything over 17 and a half thousand dollars would require prior HUD approval. I don't believe in the past, Mr. Priester, we spent that much. You know what the
workload is. So you might have a better understanding of where -- even Mr. Pounder would know where the assistance is needed and what type of assistance you need. We could therefore authorize the acting active director to secure solicitations, and secure the necessary contractors, and in the interest of time be authorized to proceed and then have the board ratify it. That's how we could provide.

COMMISSIONER VEGA: The 17.5 threshold is per contractor. You can go to a different contractor to do other work in different buildings.

MR. MANFREDI: However, remember, once we hit that number we need prior HUD approval because HUD imposed the zero threshold. So it would require the whole matter to go up to the government.

Mr. Priester, do you anticipate that we would approach 17 and a half thousand dollars? And I don't mean to put you on the spot.

MR. PRIESTER: I would think so.

Absolutely.

COMMISSIONER CHERELLO: We always could go right to that, and then Joe, is that a per
MR. MANFREDI: It's per annual. It does depend -- I'll piggyback on what the vice-chairman just said. You have painting needs versus other needs. I suggest perhaps I can work with Mr. Priester, because either way what we will have to do is even with the buildings and grounds committee as the chairman indicated, try to determine the actual needs, and then move forward and have the board ratify it at the next meeting so as not to lose 30 days. Is that acceptable?

CHAIRPERSON DENMAN: Absolutely.

MR. MANFREDI: Thank you.

CHAIRPERSON DENMAN: All right.

COMMISSIONER BANKS: And we know that that is a high priority. Right?

CHAIRPERSON DENMAN: Yes.

MR. MANFREDI: Yes.

CHAIRPERSON DENMAN: Is that it?

MR. PRIESTER: That's it.

CHAIRPERSON DENMAN: Thank you, Douglas.

Committee reports. For the record, subcommittee, can we make sure that the Resident
Outreach Committee is included? Commissioner Banks noted it's been absent from the last two agendas. So I'll let Commissioner Banks go first, and she was so prepared and organized and emailed us her report in advance.

COMMISSIONER BANKS: Hi, everybody. I have to write stuff down. I will be 60 soon. My brain is -- there's some items and issues that can be done that Manahan Village can start addressing some of the concerns of our residents. I would like the board to give their approval for the following. A beautification project. I propose Morristown Housing Authority start beautification projects to start the revitalization of our buildings and grounds. These projects will hopefully send a message to our residents we hear their concerns and we are committed to serving them. The short-term projects are as follows.

Landscaping. We have someone on the maintenance staff. I think -- I believe his name is Terry Findley. He has experience in landscaping, and his skills and experience should be utilized in helping us. I'd like to ask Mr. Priester to help me to carry out these
goals and assign the appropriate staff members.

First on the list is gardens. We have tenants who have tried successfully and some unsuccessfully to create and maintain gardens in their yards. If maintenance could help by turning over the ground for them, and then give them access to the appropriate tools for the planting. Maintenance will be responsible for watering the plants once the gardens are finished, that way they don't have to give out a key to everybody for the water spigots and stuff.

Also those that don't have -- those buildings that don't have anyone that is interested in gardening, then maintenance would handle creating or helping other tenants create gardens for those outside buildings.

Bushes and hedges. There are bushes or hedges that have not been maintained by landscapers. They've become overcome and a huge eyesore. Removing some of these same hedges alongside the buildings and using those spaces for gardens might be a better use of that space. The bigger hedges should be pruned. They're like bushes, all up against the wall and
people's windows and stuff. I think that's one of the reasons why we have, other than the fact the windows are no good, why a lot of tenants have spiders and ants and bugs and stuff crawling all over the place because of those bushes.

All trees on Morristown Housing Authority shall also be properly pruned. Dead or diseased trees should be identified and handled accordingly. I sent Mr. Priester a picture of the tree that's outside of my building, we spoke about it before, that has all these sharp needles, and the roots are coming up. Kids can trip, and if they fall on one of these prickly things, you are going to have some trouble. So we need to check all the trees and stuff and make sure they're not diseased, or if they're dead handle it accordingly.

Grass. There are areas where there's little or no grass whatsoever. Efforts should be made to re-grass those areas. It's nothing but dirt. And like one of the tenants says, when it rains it gets all muddy, and it's unsightly. On top of that street by the Neighborhood House, those units up there is
nothing but mud and dirt. Some areas down on Clyde Potts just looks horrendous.

Also, buildings, the exteriors, power washing all the buildings. I know this was done one time before, but I know the high-rises on Flagler Street were never power-washed. I think all the units should be power-washed because they like dirty, grimy and dingy.

Cleaning on the high-rises on Flagler Street, they have those big windows. Now the tenants are responsible for keeping the lobby area clean, but those huge windows are disgusting and grimy. They need to be professionally washed, because on the insides and outsides of all those high-rises.

Also bike racks. Since there's no storage space in any of those units, is it possible if we can put bike racks somewhere in front of the building somewhere so the tenants and children who have bikes, they can store their bikes out there, because there's no storage inside the units.

Also painting. I know in my building, the high-rises in the middle on Flagler Street, I know my building the walls were painted. But
the handrailings, the paint is peeling. They need to be repainted. Even when you're going --
all the handrailings on all our properties should be painted and look a lot better than
what they do.

The old laundry rooms, if you're not going to turn them back into a laundry room,
which I think we should, but if we're not, why not use those as storage units for the tenants.
You can charge them maybe a monthly or yearly fee. And you can set up cages and stuff, and
you can -- people can rent, so that way they can store a lot of their items and stuff, because
like I said, there's really not a lot of storage.

And like I said, the interior. The community areas in these senior buildings need
to be updated. They look tired, they look sad. You have these books here and on Ann Street that have been there for years and years. The place just needs to be spruced up. And I don't think it's really going to cost a whole lot to do that.

And another thing, and this is the last thing, we need activity boards, not calendars,
not corkboards, we need activity boards in each
of the senior citizen units so they'll be able
to have someplace to see what's going on around
town.

Also, we've been in touch with some of
the local sororities, they're willing to come
into the senior buildings and have game nights
for them, and do some cooking, and whatever else
the seniors think they want.

So I realize these are a lot of things,
but I think a lot of them are just quick fixes,
but show the tenants we really are listening and
trying to work with them since we've been on
this board.

So that's my report.

CHAIRPERSON DENMAN: Thank you,
Commissioner Banks. Douglas, is there any way
that you can partner with the physical needs
assessment to identify which of these quick
fixes can be prioritized?

MR. PRIESTER: I can do that.

CHAIRPERSON DENMAN: I think it's
backtracking, but where are we with that? Are
we still waiting on HUD with that?

MR. PRIESTER: Yes, we are.
CHAIRPERSON DENMAN: Thanks, Commissioner Banks.

Commissioner Vega, building and grounds.

COMMISSIONER VEGA: Absolutely. Right now I'd like to just discuss a few, not discuss, but point out a few items I found deficiencies throughout, mostly in Manahan Village unfortunately. But for right now I came up with the fire escape surfaces are in poor condition. Two, building 30 fire escapes are on the ground, and create a safety and security risk to those tenants in that building. I think they need to be put up as soon as possible.

We have excessive graffiti throughout Manahan Village. And when I say excessive, I'm talking about billboard size graffiti on the retaining wall behind building 28. We have a lot of profanity on building 24, Clyde Potts Drive, and it's also near the laundry room at building 30. There's more graffiti scattered throughout, but we really got to get a handle on that. It's just -- it doesn't need to look like a blighted community when you leave that not taken care of.
The front facade of the resident center needs to be paid a little more attention, regardless if we're not maintaining the insides of it, the outside facade, that bulletin board would be a prime spot. I mentioned it at the last meeting if we can find a way to protect that with some type of flashing, and continue to notify the residents in Manahan Village as to meetings and upcoming events and things of that nature.

There's rusty boxes on the front of the building. There's I don't know what type of black smearing near the signage, and we should have some type of lighting in that lobby area when we come by so it doesn't look like an abandoned building.

Going around the property I noticed the foundation surfaces are in poor condition with broken vents and open access panels which allow vermin to come in. Huge unmonitored broken, abandoned rodent traps throughout all the village creating a health risk to our tenants. Crumbling sidewalk near the laundry room behind building 30, which is a huge tripping factor.

Broken fence, picket fence between 1802
and 1803 Clyde Potts Drive, it looks bad. It makes the building look haunted. Broken, crumbling and missing curbing in front of 23 and 25 Clyde Potts Court. That should be addressed. I don't know why that was never -- it's a huge, about 40 feet worth of curbing missing there. 34 Flagler, handicapped apartment entrances in the rear are in extremely poor condition.

And what I was hoping for, and I know it's a lot for Douglas, Douglas kind of inherited a lot of responsibility here, but I'm trying to figure out how we can maybe be updated with some form of progress report, because I've mentioned a lot of things, not just today, but at previous meetings. And I go back to see, and not one of the items I've listed has been addressed. I'm sorry, there have been a few. There have been a few. But there's some important ones. And I think we need to have some type of progress report. We need to initiate some type of progress report so we can be up to speed with what -- I believe we have ten maintenance men, including Mr. Pounder. I think that's sufficient enough to take care of the 450 units that we have.
And to piggyback off of what Ms. Inestroza mentioned about the washing machines, I think you have 100 units in each building, and I think two washers is a huge concern. And we really need to get brand-new washers in there ASAP, not waiting for on a three week repair. I'm sorry you guys have to incur that, but we are going to do everything we can to try to make you a little bit better.

So little by little we will try to improve the quality of life with these subcommittees. And that's all I have.

CHAIRPERSON DENMAN: Thank you.

COMMISSIONER BANKS: I have a comment. I know at our last meeting we suggested that Mr. Priester be able to divert some of his workload, since he's taken on so much, his job and the interim director. So I think if he gave Lizeth some of his extra work that she could do, and then it would leave him with a little bit more free time to take on some of these other things. You know what I mean? And get with Mr. Pounder, and get on some of these issues. But I know his plate is full. His plate is full.

CHAIRPERSON DENMAN: Unfortunately,
this is a personnel issue. We cannot discuss it
in open session.

COMMISSIONER BANKS: Okay. Sorry.

CHAIRPERSON DENMAN: That's okay. No

worries.

COMMISSIONER BANKS: I have another

comment. Is it 28 Flagler Street that has the

laundry?

COMMISSIONER VEGA: 30.

COMMISSIONER BANKS: 30. You got --

and that's the only laundry room in Manahan

Village. Correct? Am I right?

COMMISSIONER VEGA: Yes. One more

thing --

COMMISSIONER BANKS: I think -- and

plus I've seen some people from the Beverlys

come over and use the washing machine too.

That's why I said about those laundry rooms that

are not in use, if you're going to have one, why

not have more than one laundry room? You have a

lot of people use that laundry room. It doesn't

make sense if you used to have laundry room

spaces, why can't we do that again? So I don't

know if there has to be a resolution or

something. It's either one or the other or
both.

COMMISSIONER VEGA: I believe building 32 has availability with what's called the fishing club.

CHAIRPERSON DENMAN: Douglas can just get a contractor to do it.

COMMISSIONER VEGA: One thing I wanted to -- I kind of left out is I think it's extremely important that we have appropriate lighting. I know that I mentioned it before. But as I go through the Manahan Village, I go through the senior buildings, I can't tell you how neglected the buildings look, the property looks without having the proper lighting. I know we've had some LEDs installed, but I don't think they're all working with our current photocells. They don't work. So it's something we need to look into.

CHAIRPERSON DENMAN: Okay. Thank you. Commissioner Schmidt, you want to update us on the personnel?

COMMISSIONER SCHMIDT: Sure. Thanks. I'd like to give everyone an update on the executive director search. The candidates have until the end of January to apply for the role.
So they have got about two more days after today. So far there's well over 12 qualified.

MR. PRIESTER: The 29th. Today is the last day. Four o'clock p.m.

COMMISSIONER SCHMIDT: They're done now. Well, as of the review this weekend, they had approximately 12 plus qualified candidates, and we got another applicant in this morning who saw Mr. Priester, so thanks for forwarding that.

The interview subcommittee will review all those applications, and what we will do is bring three to five, up to five to the full board to interview.

COMMISSIONER VEGA: That's not acceptable. We need to see all those resumes.

COMMISSIONER SCHMIDT: Absolutely after that recommendation circulates.

COMMISSIONER VEGA: He just said he's going to let us see three to five.

COMMISSIONER SCHMIDT: I said we're going to present five candidates, a maximum three to five to the board to review, because that would be appropriate for us to interview the candidates, the best, the cream of the crop. We will share all resumes that were qualified to
the board. Absolutely.

COMMISSIONER BANKS: That were qualified.

CHAIRPERSON DENMAN: All the resumes.

COMMISSIONER SCHMIDT: If you want to see all the resumes, I'm happy to if you want to read them all.

CHAIRPERSON DENMAN: And HUD has seen all of them as well. Every single thing that we have received --

COMMISSIONER CHERELLO: HUD couldn't have seen them already.

CHAIRPERSON DENMAN: They are going to see the entire list. This is the criteria that we agreed to. They would see the entire list. The vetting process would be approved. I have been talking to Balu (ph) going through this, which is I understand exactly what you did, and paid a search firm to do the last two executive directors. So we managed to do it --

COMMISSIONER CHERELLO: Let me ask a question, just out of curiosity, in going by the last two search consultants that we hired, all applications were taken, they were stamped, time and dated, and they were locked, and at the end
of the filing period that's when they were opened up and reviewed them. You didn't touch anything until four o'clock this afternoon.

   COMMISSIONER BANKS: You guys didn't look at them.

   CHAIRPERSON DENMAN: They were forwarded by Douglas to us electronically, with the exception of the three that came in by mail. I ran this all by Balu and our counsel. So how it was done previously --

   COMMISSIONER CHERELLO: We will be talking to HUD. No problem.

   CHAIRPERSON DENMAN: These are all from NARO (ph) advertisement.

   COMMISSIONER BANKS: My concern is this, you're going to contact with Balu and stuff, and that's all well and fine, but for me I just wish you as the chairperson of this board would have emailed the rest of the board saying, I have been in touch with Balu, we have sent them some --

   CHAIRPERSON DENMAN: Can I interrupt you? When you reach out to Marie Barrero (ph) for your Resident Outreach Committee, do you send an email to everybody?
COMMISSIONER BANKS: Resident Outreach?

CHAIRPERSON DENMAN: For your subcommittee.

COMMISSIONER BANKS: I didn't send her anything for my subcommittee, I sent her something for the resident council. And I only sent her asking for information in how to -- where is the information that I can use to give to the residents for resident council. I didn't --

CHAIRPERSON DENMAN: So this was not me, so you understand, this was HUD coming to the personnel subcommittee with the eyes being on us because of the sensitivity with what transpired with Roy Rogers.

COMMISSIONER BANKS: And I understand that.

CHAIRPERSON DENMAN: This is the criteria we would like you to follow.

COMMISSIONER BANKS: I understand that. I was at the meeting with you with HUD. What I'm saying is I just wish that the chairperson would somehow see fit to at least give a summary of what's going on to the rest of the board before the meeting.
COMMISSIONER SCHMIDT: One second, you guys, mind if I finish my report first? I didn't interrupt anyone else when they were doing their reports. I'll gladly accept questions after this. It's a collaborative effort clearly.

The plan that we laid out and ran by HUD was to simplify this for all you guys so as a board we could review the best candidates here, simple. Full transparency. All the resumes will be shared with everybody so you can see what came in. They all went through Mr. Priester. He's collected all of them. The only ones he sent over by email were to us after they went to him. Then we will distribute -- we will all interview, time slots for each of us to get in, pass out scoring sheets and review sheets, we will all score the criteria of how we feel about each of these candidates, and then share that information together, we will poll it and see which the best candidate is, at which point we will present that at a future board meeting for you to approve.

COMMISSIONER BANKS: I'm confused because I've never done this before. So are you
saying that you, the personnel committee, is
go ing to choose the best candidate, and then
you're going to bring them back to us and we --

  COMMISSIONER SCHMIDT: We're going to
try to simplify and weed out the ones that are
not qualified, and we are also going to do the
merits of the other ones, and figure out which
of the best five approximately are. We felt
that was an appropriate number to present to you
guys, there's enough differentiation, so there's
enough to --

  MR. MANFREDI: I'm sorry to interrupt
you, commissioner. What I think is going to
happen, commissioner, is these are
recommendations from a committee, so you'll see,
as Commissioner Schmidt just said, all the
resumes. They also all go to HUD. Just like
any committee makes a recommendation, you'll see
what the committee after HUD reviews it all
recommends as top five. But you'll absolutely
see everything. And the reason I'm saying that,
I have to certify to HUD, we all have to certify
to HUD.

    Thank you, commissioner.

  COMMISSIONER BANKS: Thank you.
COMMISSIONER SCHMIDT: Any other questions as to the process? I want to make sure we're good with everybody.

COMMISSIONER BANKS: Just wanted to clarify.

COMMISSIONER SCHMIDT: And we each get a chance to interview but aren't interviewing 40 people.

COMMISSIONER BANKS: So when do we have access to all the resumes? Since today was the deadline, when will the rest of the board have access to all the resumes?

CHAIRPERSON DENMAN: We can go into closed session at the next meeting and share the packet with you all.

COMMISSIONER BANKS: Can we do a special meeting?

COMMISSIONER CHERELLO: Why don't we, instead of doing that, why don't we, since you have already done your work, give all the resumes to Mr. Priester, and then he'll be in charge of them, and then when we have time during the next month we can stop in, look at them, and so when we come back to the next meeting we will have a pretty good idea what's
going on.

COMMISSIONER SCHMIDT: We don't have
to give them --

CHAIRPERSON DENMAN: He's got them all.

They were sent electronically.

COMMISSIONER SCHMIDT: Everything went
through Mr. Priester. We can make that 100
percent clear. Every resume came through him.

COMMISSIONER CHERELLO: If it's all
right with the rest of the board, why don't we
set it up like that, and whether we can -- if
two people want to go in, or I don't think -- we
can go up to three, right, Joe?

MR. MANFREDI: Three.

COMMISSIONER CHERELLO: We can make a
time, the three of us can go in, sit down, and
then review them.

CHAIRPERSON DENMAN: As long as they're
not removed. They can't be removed from his
office.

COMMISSIONER BANKS: That way it won't
slow down the process.

CHAIRPERSON DENMAN: Exactly.

COMMISSIONER SCHMIDT: We want to keep
moving.
CHAIRPERSON DENMAN: We want to move the process forward so that we get a new executive director.

COMMISSIONER BANKS: Was one of the qualifications that the person have a master's?

COMMISSIONER SCHMIDT: No. There are some specific requirements. If the person doesn't have prior executive director experience they have to meet certain criteria, and that's laid out in the job description that HUD approved. It's a long job description.

CHAIRPERSON DENMAN: It's right on the HUD website, and you can go on our website and link right to it.

MR. MANFREDI: I sent an opinion out before we started this, commissioner, that I can resend to you.

COMMISSIONER BANKS: Yes, would you?

COMMISSIONER SCHMIDT: Any other questions on that report?

CHAIRPERSON DENMAN: Finance committee.

COMMISSIONER SCHMIDT: Nothing to share from this past month other than Mr. Manfredi's attention to our adherence to the zero threshold policy.
CHAIRPERSON DENMAN: Move onto old business, which we have nothing. Schedule of bills.

MR. MANFREDI: Is there a motion?

COMMISSIONER BANKS: I have a question, madam chair.

MR. MANFREDI: If we have a motion first.

COMMISSIONER CHERELLO: I'll make the motion. Someone second it and --

CHAIRPERSON DENMAN: I'll second it.

COMMISSIONER CHERELLO: Now you can talk.

COMMISSIONER BANKS: I have a question about the bills. A couple weeks ago there was an issue about the checks not being signed, some people waiting for paychecks. It may not be a lot of money to some of us, but certain people are really waiting for the money. And there was a delay. I know that Jean was out sick a couple of days, snow days. I don't think the vice chair was asked to come in and sign any checks because she was just waiting for one signature and that was the chairperson's. And I really think that she could have just came in and
signed the checks, and that would have been that. Is it a policy that the chairperson's signature has to always be on the check, or who were the other signatures, who else signed those checks?

CHAIRPERSON DENMAN: I can speak to that. It is not a policy, it is my prerogative as chair to make that call. Not one check was delayed because of me.

COMMISSIONER BANKS: I didn't say it was.

CHAIRPERSON DENMAN: For the record, Jean and I had agreed to meet on Friday. I was leaving work early. She called me said, don't bother, I've got a bug, I'm going home. Monday I was at the Martin Luther King breakfast, I left and agreed to meet her here at eleven o'clock. She texted me as I was driving here to say she still had the flu, she wasn't coming in. She did not come in again the following day, she was still sick. So those checks got signed on Wednesday, which was unfortunate because there was one gentleman waiting outside your office, right, I forget his name. And Mary's check was the other check. And as soon as I signed it she
called Mary and notified her.

COMMISSIONER BANKS: Please don't take it personally.

CHAIRPERSON DENMAN: I'm not. She got the flu like many of us do.

COMMISSIONER BANKS: That's what I said starting out, she was sick.

CHAIRPERSON DENMAN: And she had the checks with her, that's part of the problem.

COMMISSIONER BANKS: What I'm saying is, why can't we for that, going forward, why aren't other people being called to sign the checks. Because that's your prerogative. Right? So who is --

CHAIRPERSON DENMAN: Especially that we have a zero percent threshold. The checks have never been delayed because of me. And in the event there was going to be a delay because of me, I would easily, easily -- there's been many a times both of you have been called to sign as additional signatures.

COMMISSIONER BANKS: I'm not pointing the finger at you. I'm just --

CHAIRPERSON DENMAN: I'm explaining it.

COMMISSIONER BANKS: I'm just saying
going forward is there some way that we can just
make an agreement that if you're not available
the next person -- Angel, how many times have
you signed checks?

    COMMISSIONER VEGA: I think three, four
times.

    COMMISSIONER BANKS: That's all I'm
saying.

    CHAIRPERSON DENMAN: I don't have an
issue. You know what, there were three weeks
you wouldn't sign a check.

    COMMISSIONER BANKS: I wouldn't sign
them because I thought that the vice chair
should have been signing the checks.

    CHAIRPERSON DENMAN: So --

    COMMISSIONER BANKS: But you said it's
your prerogative.

    CHAIRPERSON DENMAN: I live a block
away. It's not an issue for me to get here. In
the event it's an issue I don't have a problem
with somebody else signing the checks on my
behalf.

    MS. BOOZE: Thank God.

    CHAIRPERSON DENMAN: I was willing to
-- you know, if you're not going to make a nice
comment --

MS. BOOZE: I said thank God. It's not a bad comment. Okay? I know how you feel about me. I feel the same way.

CHAIRPERSON DENMAN: Do you have any other questions?

MR. MANFREDI: Roll call?

CHAIRPERSON DENMAN: Roll call, Lizeth?

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

CHAIRPERSON DENMAN: Mayor's comments.

MAYOR DOUGHERTY: Two things if I can get the information. I have no clue what you guys are talking about with zero tolerance or zero threshold. So are you -- first question is, how much money does the housing authority have in surplus if I get that? If you don't have any money in surplus can I get bank statements for the last five years what the surplus was?

COMMISSIONER BANKS: Excuse me for a minute. I'm --

MAYOR DOUGHERTY: Excuse me. I'm asking questions.

COMMISSIONER BANKS: I'm sorry.
MAYOR DOUGHERTY: This is my comment period. I'm asking questions.

COMMISSIONER BANKS: I said I'm sorry. You're right. Don't get snippy.

MAYOR DOUGHERTY: I'm not getting snippy. I have been patiently waiting an hour and a half. So I would like an understanding of what zero threshold means.

MR. MANFREDI: Absolutely, Mayor. I can provide that to you.

MAYOR DOUGHERTY: I'd appreciate that, and I'd appreciate a statement of what the housing authority has in surface if they have any surplus at all, and if they don't what the last five years of that account was.

Third thing is, Ms. Banks, we have a Shade Tree Commission, if you would like to call the town hall and ask the Shade Tree to come by and survey your trees, they would gladly come by and give you a report on dead ones, ones that need some work, etcetera, etcetera, etcetera. We have that available. She would love to do it. Kristin Ace would be over here in a heartbeat. Just call Jillian Barrick and let
her know the Mayor asked that the Shade Tree
would come over as a favor to the housing
authority and inventory, they will do an
inventory of your trees. So you might have, in
case you don't know, if you have any of the --

COMMISSIONER VEGA: Nuisance trees.

MAYOR DOUGHERTY: There's one with a
virus going around. If you have any Emeralds
you want to deal with them. They get brittle
and can fall over and hit a resident.

CHAIRPERSON DENMAN: I think she
identified some down at Manahan Village.

MAYOR DOUGHERTY: So you want to take
advantage of that.

Again, this came up, real quick, I want
to thank you for what you did for the resident,
I appreciate the fast work you did for that
issue that was dealt with a few weeks ago.

I said this two years ago, we have a
grant writing firm. We'd be happy to work with
the housing authority on researching grants for
social workers for the housing, especially for
senior buildings. I think, Mr. Priester, if you
can recall years ago there was social workers in
the senior buildings.
MR. PRIESTER: There was.

MAYOR DOUGHERTY: Which put these programs together for our seniors so they don't sit around and get bored. Because I guess the woman left who was taking care of her mother. I think she might qualify for a handicapped. Somebody should tell her to apply, because under the federal thing if you're caring for a person in a wheelchair, I think you qualify for it. But you should call and ask if -- look, at least ask Jillian to have grant writers look at if there's grant money out there. There might be grant money out there through HUD you're not aware of that could supply a social worker. I brought that up a couple of years ago. I don't think you were in charge. So we're covering that help to the housing. And it's available if you want it. That's it.

CHAIRPERSON DENMAN: Thank you, Mayor.

COMMISSIONER BANKS: Question?

CHAIRPERSON DENMAN: Yes.

COMMISSIONER BANKS: What was it you were asking for the surplus -- because I don't understand --

MAYOR DOUGHERTY: I don't understand
what zero threshold means. I understand Commissioner Vega, when you go out, we have a $17,000 purchase order thing we can do. So if you get, I may be wrong, but if you get somebody doing a $3,000 job in one of the units, and that's one contractor, you can correct me if I'm wrong, counselor, then the commissioner says we have another contractor working on this unit, but that doesn't -- shouldn't count as that, so you can have several working and not meet that threshold. Is it combined or is it single?

    MR. MANFREDI: Single. But Mayor, the zero threshold, HUD won't let us spend over 17.5 collectively on any one area without their prior approval. And I'll send those materials in writing, but you're correct, Mayor.

    COMMISSIONER BANKS: The question I didn't understand was, you said surplus --

    MAYOR DOUGHERTY: So we have a surplus in Morristown in our general funds probably ten to 12 million dollars. The housing authority should have a record of their surplus.

    COMMISSIONER CHERELLO: We do. It's in our audit.

    MAYOR DOUGHERTY: Could you send
over -- I don't think I have to OPRA it.

CHAIRPERSON DENMAN: We have that in our audit.

MAYOR DOUGHERTY: If you have enough surplus you guys should be able to use your surplus.

COMMISSIONER CHERELLO: You have to keep a certain amount of surplus.

MR. MANFREDI: I'll forward it to you, Mayor.

COMMISSIONER BANKS: I just want to clarify. This is new to me so I'm going to ask questions.

MAYOR DOUGHERTY: Thank you.

CHAIRPERSON DENMAN: Ms. Davis?

COUNCILWOMAN DAVIS: Just a couple of things. The first thing with the handicap stickers for Manahan Village, correct me if I'm wrong, even those handicap spaces, those are assigned to handicap residents. Am I right?

CHAIRPERSON DENMAN: Correct.

COUNCILWOMAN DAVIS: So on your record it would state that Mary Booze belongs in this handicap space, so that means you can actually call the towing company regardless of the person
with the handicap sticker. It doesn't matter if someone else comes and they're occupying your space, you can call the tow company and they will come and remove the car. I mean, that's everywhere. And for me, that has eliminated the parking issue at Manahan Village. I see them come, they come, and they're happy to tow because they get the money.

Now, with regards to how you address the issues brought to you by Commissioner Vega or whoever brings issues with regard to changes in -- problems on the grounds, how do you determine which are important, which can be taken care of internally with the guys that you have? I see them working a lot. The maintenance guys are always moving. So my guess is that it should be pretty easy for you to say, okay, this is something our guys are equipped professionally to do.

Like you can't send some guy who just mows the lawn -- I mean, not mow the lawn, because none of them are landscapers, they're maintenance guys who have inherited a job because you used to have landscapers that come. Say the guys are not equipped to, I don't know,
install a boiler. I don't know much about this stuff. But you got a guy who is -- he just cleans, and now you got him putting in a boiler. That's a hazard to the resident, it's a liability to the housing authority.

So it should be pretty easy -- my point is it should be pretty easy to identify what issues we can manage and what issues we can't manage, and how soon do you get the turn-around. Because for me it's kind of -- I would be feeling a little disrespected if I reached out to as a commissioner and was like these are issues I know our guys can manage, and you just are like, oh, okay, we'll get to it, then you never get back to them.

You and I have had this conversation before about the importance of returning a phone call, the importance of keeping a person updated on their progress so they don't feel like what they brought to you is just been discarded. So I'm wondering how do you plan to address that, because you know that that's an issue.

MR. PRIESTER: I know it's an issue and I'll sit down with Mr. Pounder and we will figure out a schedule.
COUNCILWOMAN DAVIS: Are you suggesting Mr. Pounder is responsible for this? Because any time I reach out to him he gets on things immediately. I hear his complaints about maintenance, where it's hard to get maintenance to come out. I swear to you, I've never waited more than an hour to get someone to come to my property to repair anything. They're not sitting around looking around. You know I would say it if I saw it, and they're not sitting around. I see Sonny moving all the time. So if you are saying this is something you're going to deal with, if he's already in motion I don't understand why it's not getting done. He can't make moves unless you say this is what needs to be taken care of.

MR. PRIESTER: Yes, he can. Once I give him a list of things he can address it and send his maintenance men out to correct the situations.

COUNCILWOMAN DAVIS: So if things don't get done who can the tenant complain to?

MR. PRIESTER: Tenants can come back to me and complain, and then I will reissue those out again.
COUNCILWOMAN DAVIS: So how soon do you think you can repair some broken steps? Is that something that the maintenance guys can manage?

MR. PRIESTER: Some of our maintenance men are masons, so we can address that immediately. But if it's over the threshold we would have to get HUD approval.

COUNCILWOMAN DAVIS: The intercom thing, that is an issue. I don't think any of the buildings -- I can buzz people in, but most buildings don't have that capacity. I can't hear, so if I know you're coming, oh, she's ringing the bell. The bells don't work, the intercoms don't work. Do you guys have plans on repairing that?

MR. PRIESTER: In the future we were going to apply for --

MR. POUNDER: I was just on the phone. Darlington Pounder, maintenance supervisor. Eli from Vitcom, the intercom system down there are dinosaurs. He came up the other day and he took one of the old ones, and he's going to try to fix it, but he said he don't know. He might need to install a whole new system. So that's what I'm waiting on now.
COUNCILWOMAN DAVIS: Okay.

MR. POUNDER: The steps, especially over on the side with 13, 11 and nine, they're in bad shape. But because of the weather, you can't do it in this kind of weather. So I brought that up to Mr. Priester too. We have to do something about those steps over there.

COUNCILWOMAN DAVIS: And maybe you guys can devise some sort of email blast or something where that is posted on the website where tenants can check and be like, these are the things you guys have been complaining about, this is kind of a brief update. Not necessarily detailed, but at least something that makes people know -- if you take your time and come and sit here, it makes you feel like why should I do this if I come and make this complaint and nobody is going to address it. I appreciate your effort just in listing all of the things that you come across. I mean, there are countless things that are wrong. And like Commissioner Banks, my car has been scratched as well. You know what I mean? People don't want to be pushed out of their comfort zone. And you cannot allow the residents to be made
uncomfortable by non-residents or by graffiti or
by excessive littering. It's important to
address these things. I know it's an
inconvenience, but it's an indication you're
putting forth an effort, and the bad guys don't
like that.

I don't have anything else.

Oh, the thing on Ann Street with the
parking, do you -- now that you're giving this
lady permission to park in a space that's not
occupied by -- is she gone?

CHAIRPERSON DENMAN: She's not on Ann,
she's here, 31.

COUNCILWOMAN DAVIS: Are you then
responsible for giving information to all of
your residents so that their loved ones know if
this space is available?

MR. PRIESTER: That's what we would
have to address. That's why I was saying if you
give it to one, you would have to give it to all
because that's what is going to happen. When
they see her parked there, they're coming in
that office. So that's why you would have to
think this out. You can't just say, boom.

COUNCILWOMAN DAVIS: With the residents
who have cars that are not working -- my
grandfather lives here, so I come here often,
and I've seen a car and it be covered in snow,
and then it will be covered in leaves, and then
the leaves will be under the snow, what --

MR. PRIESTER: We do have them removed,
but sometimes I know some residents go out of
country, and they don't notify us that they're
out of town, so when it snows there's nobody to
clean that car off.

COUNCILWOMAN DAVIS: So maybe there
should be a time frame within which if it's
evident that this car is not being tended to
maybe you should reach out. That way you know
this person is out of the country.

MR. PRIESTER: They usually leave us a
note.

COUNCILWOMAN DAVIS: You got to give
notice if you're going to be gone more than 30
days from your apartment. Am I right?

MS. INESTROZA: 30 days.

COUNCILWOMAN DAVIS: If you're gone 30
days you got to give notice to the housing
authority that you're going away.

MR. PRIESTER: They do that.
COUNCILWOMAN DAVIS: If someone comes and complains, like Reena said, these people are parked here. If you are on with that information, like, oh, yeah, that lady went out of the country, you know what I mean?

MR. PRIESTER: If it's her parking space, you know --

COUNCILWOMAN DAVIS: But even, my point is, I don't think there should be any broken down cars just hanging out here on the property regardless of their ownership, because there are tenants that need to park.

MR. PRIESTER: I understand. No, we don't allow that.

COUNCILWOMAN DAVIS: So all the cars here are working cars then?

MR. PRIESTER: As far as I know.

COUNCILWOMAN DAVIS: I don't know. I don't live here, I just come here to bring my grandfather his food and I see the same cars. Sometimes there's food on top of the car, and the same food might be there for a few days or -- so I'm just asking for clarification.

That's all. Thank you.

MR. MANFREDI: Thank you.
MAYOR DOUGHERTY: One comment before I leave, our police chief is in the back. Ms. Cotton mentioned some issues late at night. If they call the police, they will respond.

CHIEF DEMNITZ: I just spoke with her, and first of all, don't confront people. I know like you're a tough woman, I would rather you call the police. And I know there's a big issue with the county and demanding names. You can remain anonymous. Don't want to put anyone in danger by calling the police, and don't be afraid to be the squeaky wheel. It's important to call. I did, I got the building, I put two cops out there. I called that in. But call the police. And please don't confront.

COUNCILWOMAN DAVIS: I'll send you guys over the number. A lot of people complain when they do call the police, oh, where are you at, what's your name, what's your number. Hold on, I just want -- but there's a number you can call.

MAYOR DOUGHERTY: So would a letter from the police chief or police department to you so you can disseminate to the residents saying don't be afraid to call, you can remain
anonymous, here's the numbers. Let it come from
him to you and then you send it out.

COUNCILWOMAN DAVIS: Exactly. What
people don't know is when you call 911 it's not
even our guys, you get the county, so if you
don't know that they try to get all the
information. They can be a little aggressive.

CHAIRPERSON DENMAN: Okay. Motion to
adjourn.

AUDIENCE MEMBER: Second public?

CHAIRPERSON DENMAN: I missed that.

COMMISSIONER BANKS: I thought we were
going into closed session.

CHAIRPERSON DENMAN: Tonight? For?
For what? Okay.

MR. MANFREDI: I don't have any matters
on the agenda for closed session.

CHAIRPERSON DENMAN: So we're going to
go into second public comment. Really ask
people to keep it to a five minute minimum --
maximum. Sorry. Microphone is open.

MS. INESTROZA: Lorena Inestroza, and I
still live at 39 Early Street. I just needed to
get some clarification on the record. We have
two or three visitor parking spots that we have
over on 39 Early Street, and I was advised by
Mr. Priester, because I too had an orange
sticker slapped on my driver's side window, that
the cars, which are basically tenants, can stay
there as long as they want. There's no time
frame on how long they're allowed to stay there.
And I think that's unfair and it's unfortunate,
and it shouldn't be. I think there should be a
time frame on how long a car can stay in a
visitor sparking spot, considering they're
limited.

I have a sticker for 39, to park on 39
Early Street. Because of the new apartment
building you can't park over there either. I
can tell you that CVS is very accommodating, but
it's a hell of a walk if you have to leave early
in the morning or come home late at night you
can park there, they don't ever tow your car.
So if I can get some clarity on visitor parking
spots, and somebody who can be responsible for
oversight and tracking the cars that stay there
continuously that don't ever move.

The second thing is you had the
extermination log. Could you tell me what it
reflected for January 9th, the day I was home?
MR. PRIESTER: No, I didn't get that one yet.

MS. INESTROZA: You didn't? Can you give me the name of the employee who entered my apartment with the exterminating company on those logs?

MR. PRIESTER: Can I do that?

MR. MANFREDI: Afterwards, not on the public record.

CHAIRPERSON DENMAN: Yes, not on the public record.

MS. INESTROZA: Like I said, I don't think anybody has ever been in my apartment.

Thirdly, tonight when I left to come here there's approximately 16 shopping carts scattered in the little alcove under our building along with two or three bicycles, a broken bench, which I think that would make an ideal smoking area because it's back and it's enclosed and away from the front door. Is there some way we can get -- it looks like a junk yard when you pull in there. My mother is appalled when she comes in there. Is there some kind of privacy -- because there's those columns. Is there something we can put up so you don't -- I
don't know where you're going to keep -- 16
shopping carts outside and at least six inside
in the hallways, which looks horrendous.

CHAIRPERSON DENMAN: Can you comment on
this? Joe said he saw one shopping cart.

MS. INESTROZA: I have pictures.

COMMISSIONER VEGA: I seen one right
here.

MR. MANFREDI: I brought that one in.

MR. POUNDER: The tenants usually bring
them from the store. We usually gather them up
when there's a lot and take them back to the
store.

MS. INESTROZA: I counted them before I
came out here. I don't know what building. Did
you go to 39?

MR. MANFREDI: I brought one in.

CHAIRPERSON DENMAN: Take them back at
night, is that what they do?

MR. POUNDER: Tenants go shopping and
we bring the carts back when it's a lot over
there and we see it. We gather them up on the
truck and take them back on the store.

AUDIENCE MEMBER: I'm over there I get
12 shopping carts out of that room. Then I go
up on the second floor, there are two and three more carts. I do it once every morning at six o'clock.

CHAIRPERSON DENMAN: Thank you.

MS. INESTROZA: I just don't know where there's a grocery store that close that seniors can walk with 16 shopping carts. I find that a little --

CHAIRPERSON DENMAN: CVS?

COMMISSIONER BANKS: Whole Foods.

MS. INESTROZA: Anyway, so the log --

could you give me some clarification on the parking, on the visitor parking on the record?

MR. PRIESTER: I'll look that up. But I believe I told you before it's three days.

MS. INESTROZA: Will you be providing enforcement on those three days?

MR. PRIESTER: Yes, I will.

MS. INESTROZA: I think that's it for now.

CHAIRPERSON DENMAN: Thank you.

MS. BOOZE: Again, Mary Booze again. I just want to say to Maureen, I haven't -- I figured the board was here to serve us. I have -- when I said, my God or whatever, I
didn't need to be called out because that's the way I felt. But when you're here to serve the residents because you asked for that job, it's not non-paying, volunteer job, and I want to be treated with respect too. I didn't disrespect you. When I was looking for my check because nobody said to me, oh, your check, nobody signed it, before when I ask for my check, oh, they didn't sign your check because you did this or you did that. You're here to serve me, the residents.

And if you don't want to serve me then you go back up to the council and tell them, oh, I don't want that job. Because I'm not the one that you, none of you up at the table talk to me like I'm a nobody. I can say -- I thought we was friends. I thought I could get along with you. But for you to call me out, no, it's not going to happen.

Okay. That's number one. Mr. Manfredi, when I'm speaking I like respect. I don't think you and Maureen should hold a conversation while we speaking. That's disrespecting us. Because you wanted to be a commissioner, let's be it, but be a
MR. MANFREDI: You know I do respect you, and when the chairwoman asks me legal advice, or any commissioner does, I have to respond and I'm taking notes. I never disrespected you, ma'am, and I don't --

MS. BOOZE: I never saw you sit that close up on the chair, and I've been here with you for many years, and I know they're new commissioners and I know they're learning their job, but I just want a little bit more respect. I mean, the whole time I'm talking, if you're not texting, you all communicating. You and you and you and you are the one that make the decision what's going to happen in my life while I'm in Manahan Village. And if you're going to talk at the same time I'm talking then you're not hearing what I'm saying. So maybe we can get that under control.

Maureen, I have no ill feelings to you.

CHAIRPERSON DENMAN: Mary, none at all.

MS. BOOZE: Let's get along like people. I was glad to see a new board here.

CHAIRPERSON DENMAN: Absolutely.

MS. BOOZE: But I don't know. Maybe we
can get along. We have to get along, because
you're not going to be able to talk while I'm
talking because I can get very, very annoyed.
Thank you.

CHAIRPERSON DENMAN: That goes two
ways.

COMMISSIONER BANKS: Can I make a
comment? Mary Booze, I know that you are
passionate about the residents and the resident
council, and you are diligent with coming to the
meetings. I think we all have disrespected each
other at some point or another. I don't think
that there's anything wrong with side talk
amongst the commissioners because there's some
business we may have to handle, some
clarification or whatever. I don't think
anybody is disrespecting you up here. Not
tonight anyway. Not tonight anyway.

MS. BOOZE: Side talking is good, not
while I'm talking.

COMMISSIONER BANKS: It's not done as a
personal attack on you, but sometimes side
conversation just has to be happening, and it
has to be done. And it's not a personal attack
on you. And I hope you feel that way. It's not
a personal attack. That's all I have.

CHAIRPERSON DENMAN: Thank you, Commissioner Banks. I'm going to --

MS. MONTES: One more question. Kelly Montes, 1304 Flagler Street. When it comes back to the laundromat, there's only one in building 30, the three machines, three dryers, they're only open nine to four. I really want to know the reasoning. I have a child that plays for three different sports teams, and we don't get home until 10 o'clock at night, and I can't wash the uniform. I don't know why we can't make the laundry room available for longer hours, a later time in the evening. I mean, nine to four people don't do laundry, people go to work or have other appointments and commitments. That's pretty much it.

CHAIRPERSON DENMAN: Thank you. Can we get a motion to adjourn.

COMMISSIONER VEGA: I make that motion.

COMMISSIONER SCHMIDT: Second the motion.

CHAIRPERSON DENMAN: All in favor?

(Whereupon, all members in favor.)

(Proceedings were adjourned.)