

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, New Jersey
Monday, July 25, 2016
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman (On Speaker Phone)
VERA WHITE, Commissioner
MARION E. SALLY, Commissioner
JEANINE CRIPPEN, Commissioner
TERESA RODRIGUEZ, Commissioner

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

LIZETH TAVERAS, Administrative Specialist
DOUGLAS PRIESTER, Housing Operations Manager
CYNTHIA SARGENT, Executive Administrator
TIMOTHY P. DOUGHERTY, Mayor
HILIARI B. DAVIS, Council Liaison
JEAN P. WASHINGTON, Accounts Manager
DARLINGTON L. POUNDER, Senior Mechanic

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

MANFREDI & PELLECHIO, P.C.

50 Harrison Street

Hoboken, New Jersey 07030

BY: JOSEPH MANFREDI, ESQ.

Attorney for the Morristown Housing Authority

REPORTED BY: BETH A. BENSON, Certified Court Reporter

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

MICHAEL MAURICE, Polcari & Company
MICHAEL W. CARLON, Geltrude & Company
AMY MORGAN, Geltrude & Company

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MR. MANFREDI: Commissioner Holman is on the speaker phone for the record this evening.

CHAIRMAN CHERELLO: I, Michael Cherello, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown, presiding officer at this meeting do hereby state it is now 6:02 in the evening on July 25th, and we are convening at 31 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with New Jersey Open Public Meetings Act.

Roll call, please.

(Roll call was taken with all members noted present.)

CHAIRMAN CHERELLO: Pledge of Allegiance.

(Flag was saluted.)

CHAIRMAN CHERELLO: Moment of silence, please.

(A moment of silence is observed.)

CHAIRMAN CHERELLO: We're still waiting

1 for our accountant to arrive, however, we have
2 our auditor here. Would you like to -- anything
3 you want to say or --

4 MR. MAURICE: Sure.

5 CHAIRMAN CHERELLO: We will take you
6 first. State your name.

7 MR. MAURICE: My name is Mike Maurice.
8 I'm with Polcari & Company. We performed the
9 audit for the Housing Authority for the fiscal
10 year ending September 30, 2015. Does everyone
11 have a copy of the report that was issued?

12 CHAIRMAN CHERELLO: Yes.

13 MR. MAURICE: So I'm going to review
14 some of the reports that are included in the
15 audit report, and then I'll go over some of the
16 major highlights. There's three main reports
17 that comprise the audit. The first is the
18 independent auditor's report, which can be found
19 on page six. That report is the auditor's
20 report on the financial statements. And the
21 authority received an unqualified opinion on its
22 financial statements, which is the best opinion
23 you can receive.

24 The other two reports are the Yellow
25 Book report and the OMB A-133 audit report.

1 Those reports can be found starting on page 36
2 of the audit report. Both those reports are, at
3 least on the OMB A-133, that was an unqualified
4 opinion, which is again the best opinion you can
5 get, and the Yellow Book there isn't an opinion,
6 it's just a report that we are required to
7 provide.

8 The major things I'd like to discuss
9 tonight, if you turn to page eight on the
10 financial statements, which is the statement of
11 net position. So for better purposes this would
12 be the balance sheet, it's called the statement
13 of net position. The authority this year was
14 required to adopt another GASB, it was called
15 GASB 68, which was accounted for pensions, and
16 the effect of the adoption or implementation of
17 that GASB was that the authority reported a 2.5
18 million dollar pension liability, and a prior
19 period adjustment of 2.5 million dollars. So a
20 little bit about what that means, that's the
21 unfunded -- the State of New Jersey had to have
22 a pension, an audit of the pension plan. And
23 the New Jersey PERS system is underfunded. And
24 what they did is the auditors came up with a
25 schedule of what the liability of every

1 participant in the plan is, and the Morristown
2 Housing Authority's share of the unfunded part
3 of the pension liability is two and a half
4 million dollars. So that was required to be
5 recorded this year. The effect of that is it
6 brought your unrestricted net position negative.
7 Your liability is a non-current liability, which
8 means it doesn't have to be paid within 12
9 months, but it is still a liability of the
10 authority and you do show a negative equity for
11 unrestricted net position because of the
12 adoption of that. And there was no choice, you
13 had to adopt that 68.

14 CHAIRMAN CHERELLO: I would assume
15 every housing authority in the state shows that
16 too.

17 MR. MAURICE: Every Housing Authority
18 house in the state, just about everybody who is
19 in the New Jersey pension system had to adopt
20 GASB 68, and for most of the authorities it
21 reduced their equity to a negative number. So
22 you're not alone. It certainly isn't something
23 that's particular to this housing authority, but
24 it is something HUD should start to look at,
25 because it basically wiped out the equity of

1 most housing authorities in this state with such
2 a liability.

3 CHAIRMAN CHERELLO: As far as our
4 individual pension plans here go, we're making
5 our payments?

6 MR. MAURICE: Yes, you're making your
7 payments that you're required to every March I
8 believe the contribution gets paid, but the plan
9 as a whole is underfunded, and the liability to
10 this authority is two and a half -- I think it's
11 underfunded by something like 38 billion
12 dollars, which is a huge number.

13 CHAIRMAN CHERELLO: But we're doing our
14 fair share.

15 MR. MAURICE: You're making the
16 payments that the state has required you to make
17 every year. Those payments have been made, and
18 the employee contributions that are withheld are
19 being remitted. There's no issue with the
20 authorities on your end. I guess what happened
21 was is the state back in 2008, we weren't
22 required to make those contributions because the
23 plan was doing so well. When the economy tanked
24 in 2008 it wiped out a lot of the gains in the
25 pension plan, and now we're left with this

1 underfunded plan and this liability.

2 If you turn to page nine, this would be
3 the -- it's a statement of net position, or the
4 income statement. If you look towards the
5 middle of the page it does show -- shows an
6 operating loss of \$545,000, but adjusting that
7 for depreciation, which is a non-cash expense,
8 revenues exceeded expenses by \$45,982, so the
9 authority was operated at a profitable, if you
10 take depreciation into account.

11 CHAIRMAN CHERELLO: Would you go over
12 that just one more time, please?

13 MR. MAURICE: Certainly. If you look
14 at your total revenues, and you look at your
15 total operating expenses, included in those
16 operating expenses is depreciation of \$591,000.
17 If you adjust the expenses for the depreciation,
18 because depreciation is a non-cash expense, your
19 revenues exceeded your expenditures by \$45,000,
20 meaning you operated within the revenue for the
21 year. You didn't have to go into reserves to
22 pay any of those. So you operated within your
23 budget.

24 CHAIRMAN CHERELLO: And you find that
25 to be acceptable?

1 MR. MAURICE: Yes, I would think so,
2 yes.

3 COMMISSIONER WHITE: What are the
4 reserves right now?

5 MR. MAURICE: They're negative.

6 COMMISSIONER WHITE: Our reserves are
7 negative?

8 MR. MAURICE: They're negative because
9 of the adoption of GASB 68. Your unrestricted
10 net position is a negative \$889,000. That
11 doesn't mean that's the cash you have, that
12 means that's what your unrestricted equity is.
13 There's cash.

14 COMMISSIONER WHITE: How much cash?

15 MR. MAURICE: Cash equivalents,
16 unrestricted is 1.7 million, and investments
17 unrestricted is \$725,000. So that's about 2.4
18 million dollars. But your liabilities, your
19 total liabilities are 5.6 million in total.
20 Because we had to -- we had the adoption of the
21 pension plan of two and a half million dollars,
22 and that wiped out your equity. It doesn't mean
23 you don't have any cash, it just means if you
24 look at your assets and what you owe, the
25 liabilities exceed your assets.

1 CHAIRMAN CHERELLO: And that's probably
2 something we're going to show from now on.

3 MR. MAURICE: That's something I would
4 think you're going to show for now on, because
5 that liability for the pension is just going up
6 every year. It wasn't on your report last year,
7 but depending on the year-end of the
8 authorities, some authorities had to book it in
9 '14, you booked it in '15, the liability has
10 only gone up, so I don't see how you're going to
11 reduce or bring your equity back to zero.

12 CHAIRMAN CHERELLO: And that's really
13 totally out of our control.

14 MR. MAURICE: That's out of your
15 control. It doesn't affect any of your PHAS
16 scores, because it's a noncurrent liability.
17 Your PHAS scores is based on your current
18 liabilities, your current ratios, the mean R
19 scores. That's not going to affect it so it
20 shouldn't have any impact on your performance as
21 a standard performer or high performer
22 whatsoever.

23 That is I guess the highlights of the
24 important things I needed to bring to your
25 attention. If has anyone any questions I'd be

1 happy to answer them, or if you come across any
2 questions after tonight's meeting call my office
3 and I'd be happy to answer any questions as
4 well.

5 CHAIRMAN CHERELLO: Anyone else have
6 any questions?

7 Okay. Thank you very much. Appreciate
8 it.

9 I believe we have a gentleman here.
10 Are you ready for the budget?

11 MR. CARLON: Actually there's another
12 woman from my office. I thought she'd be here.
13 Traffic is pretty bad.

14 CHAIRMAN CHERELLO: What we can do
15 while we wait on that, we have some resolutions.
16 If you want we can move to the resolutions.

17 MAYOR DOUGHERTY: If you have an extra
18 copy I have a question, if I may. This is your
19 full audit report for the year?

20 MR. MAURICE: Yes.

21 MAYOR DOUGHERTY: I was late today.
22 Did you go through their issues they need to
23 correct? Did you find a lot of issues they need
24 to correct, corrective actions plan.

25 MR. MAURICE: There were no findings in

1 the audit.

2 MAYOR DOUGHERTY: You found no issues
3 in this whole audit for the Housing Authority?

4 MR. MAURICE: For findings that
5 needed -- significant deficiencies?

6 MAYOR DOUGHERTY: Corrective action.

7 MR. MAURICE: There weren't any
8 significant deficiencies.

9 MAYOR DOUGHERTY: Were there any
10 deficiencies?

11 MR. MAURICE: Minor items.

12 MAYOR DOUGHERTY: Is there a corrective
13 action plan for any deficiencies?

14 MR. MAURICE: There would only be a
15 corrective action plan for material weaknesses
16 or significant deficiencies, the requirements
17 for the audit.

18 MAYOR DOUGHERTY: The only other
19 question I have is for how long have you been
20 doing the audit for the Housing Authority?

21 MR. MAURICE: I believe the first time
22 we started doing the audit was in '03, '04. I
23 think someone else came in afterwards, and then
24 we came back somewhere in between. I don't know
25 the exact number of years.

1 MAYOR DOUGHERTY: From the time you
2 have been doing the audit for the Housing
3 Authority have you found deficiencies where you
4 have done a corrective action plan?

5 MR. MAURICE: There have been
6 management letters that go to board. When you
7 say --

8 MAYOR DOUGHERTY: I'll give an example,
9 we do an audit report for our town council for
10 our budget. They come up with anything that we
11 need to be done, to be corrected that isn't
12 being done right. You found no inefficiencies
13 in the way they do their finances in the Housing
14 Authority?

15 MR. MAURICE: We are required to for
16 OMB A-133 to review what the major program is,
17 to identify what the major program is each year.
18 They have three programs here which can rotate
19 in as a major program. It's the Capital Fund
20 Program, it's the Public Housing Program and it
21 would be the Housing Choice Voucher Program.
22 There are certain items that must be tested
23 according to the OMB for compliance with those
24 programs. They include such items as
25 recertifications of the tenants each year by

1 filing out form 5058, getting earned income
2 verification from the state's EIV system,
3 getting third-party documentation from the
4 employer of the tenant if they have such an
5 employer, documentation of Social Security
6 benefits or Social Security Disability, any EBC
7 benefits that they might get. They're required
8 to have Social Security cards, and 214
9 citizenship. We select 40 tenant files for the
10 voucher program, the year that's audited, and in
11 the Public Housing Program. Those items have
12 always been present in those programs.

13 The next major program that they would
14 have is the Capital Fund Program. Under that
15 program they are required to file a Davis-Bacon,
16 they are required to go out for bid over 17
17 five, unless they have a qualified purchasing
18 agent, which I don't believe they have, and it
19 would be \$40,000. And they are required to file
20 a budget, a five-year plan, an annual plan. We
21 get a copy of that budget, the Capital Fund
22 Program, and we look at the expenditures and
23 projects that the Housing Authority takes on.
24 If those projects aren't in the five-year plan
25 or the annual plan, they would be ineligible, it

1 would be listed as a finding in the audit
2 report, and the Housing Authority would have to
3 repay those funds from non-governmental funds.
4 There have been no deficiencies where they did
5 not go out for bid on contracts over 17 five,
6 there have been no parsing of contracts over the
7 time we have done the audit, and they have
8 complied with Davis-Bacon for those three
9 programs.

10 So in the context of HUD for the
11 compliance requirements for the authority, did
12 they have any significant deficiencies or
13 material weaknesses, the answer to that question
14 would be no. Do we make adjustments to the
15 financial statements of the Housing Authority,
16 for example, we did book the two million dollar
17 liability to -- for GASB 68 for the unfunded
18 pension plan. That's something that sometimes
19 depending if the fee accountant or the
20 controller understands how to book or doesn't
21 book, we will make the entry. This is typical
22 of most housing authorities that there are
23 sometimes adjustments that are made that exceed
24 materiality that we don't make as a -- because
25 it's going to be inconsequential to HUD or to

1 the board because the calculations quite frankly
2 sometimes are complex to make those adjustments.
3 If there were entries that were not made, such
4 as they just willfully didn't want to record
5 depreciation, or neglected to record a
6 liability, we would make that as a significant
7 deficiency and report that as a finding. But
8 typically since you hire a fee accountant, they
9 absorb most of that liability, if you will, and
10 those entries are recorded.

11 So it's not that it doesn't happen,
12 because we have housing authorities all through
13 the year which we do have findings on, and some
14 may be compliant, some of them may be for not
15 recording entries. But with this Housing
16 Authority you had a fee accountant that had been
17 pretty decent, has gone in and recorded those
18 entries. Your staff for Section Eight and the
19 public housing program are on top of it. If
20 you're not doing those reviews, HUD also comes
21 in and does reviews. The financial audit is not
22 the only audit that typically happens with the
23 Housing Authority. I know when you have the
24 audit for the municipalities, I know you get a
25 litany of findings.

1 MAYOR DOUGHERTY: Just two.

2 MR. MAURICE: They list a lot of
3 different items. So it's very --

4 MAYOR DOUGHERTY: I appreciate it. I
5 get it. I sit on the commission for the state
6 for the Highlands, so we go through the same for
7 the audit, what you're doing with the audit, and
8 they don't find any findings either.

9 The only other question I have, who
10 picks the -- who randomly picks the 40?

11 MR. MAURICE: Someone on our staff.
12 What we do, Mr. Mayor, is we ask the Housing
13 Authority for either the register, which is the
14 listing of all the tenants, or we ask them for
15 the rent roll. Each month's rent roll, not just
16 in September. We ask for each rent roll for the
17 12 months in the fiscal year. We select
18 basically three, and then we pick four
19 additional to make 40. That is for a standard
20 size for statistical purposes, gives you the
21 amount for a population so that if you got one
22 deviation you can expect one deviation for every
23 40 in the population. So statistically we are
24 required to pick 40. So we pick 40
25 disbursements, we pick 40 of the program that's

1 a major program, whether it be public housing or
2 low rent public -- or voucher program, we pick
3 40 from that. The sample size is picked from
4 us. It's a haphazard sample, which we just go
5 through the rent roll and pick names out at
6 random. Everybody has a chance to be picked.
7 We just go through and drop a pencil on the page
8 and that's the one we pick.

9 MAYOR DOUGHERTY: Appreciate it. Thank
10 you.

11 CHAIRMAN CHERELLO: Thank you very
12 much. Now that we have the accountant here, if
13 you'd like to come up, and we will go over our
14 proposed budget.

15 Let me just remind everyone that by law
16 we have to introduce a draft of our budget, and
17 it has to be done 60 days prior to our ending of
18 our fiscal year, and that puts us here today.
19 Now, this doesn't mean that there won't be
20 changes to this budget. There could be a good
21 amount of changes to it. But by law we have to
22 send something to both Trenton and to HUD.
23 Having said that --

24 MR. CARLON: So we were just going to
25 basically go over what procedures we had

1 performed on setting up the budget, essentially
2 what we had done, and some of the numbers in the
3 budget, and then really just field any questions
4 that you may or may not have, so --

5 CHAIRMAN CHERELLO: Okay.

6 THE REPORTER: Can I get your name?

7 MS. MORGAN: Amy Morgan. The starting
8 point for the budget was the June 30th actual
9 numbers. From there, for the most part we
10 annualized those numbers and came up with an
11 estimate for 9/30/16, and based on those numbers
12 we created the budget. Some exceptions to that
13 would be utilities where we don't just annualize
14 it, because the last three months of the year
15 tend to be -- they're the summer months and
16 utilities tend to be higher for electricity.
17 The biggest difference between the budget and
18 I'd say what we project for this year would be
19 the salaries. And I think the primary reason is
20 when we do the budget we're not -- the budget
21 doesn't have overtime budgeted into it, whereas
22 the actuals, if there was overtime that was
23 necessary throughout the year, the overtime is
24 there in the actuals. So that's the budget. If
25 you have specific questions --

1 CHAIRMAN CHERELLO: So you're saying
2 the only thing you can't really put a handle on
3 is overtime in the draft, in this proposed
4 budget, but when we get to our final budget we
5 will have a better idea, we will have a number
6 on that?

7 MS. MORGAN: I would need input from
8 people here as to -- I could do it and assume
9 the overtime would be consistent over the year
10 based on actuals from prior years, if that's
11 what everybody wants.

12 COMMISSIONER CRIPPEN: Are you looking
13 at the departure from overtime last year in
14 salaries, is that the departure you're looking
15 at?

16 MS. MORGAN: Correct. Well, you can
17 see it in both, if you were looking at last
18 year's and you were looking at the projection
19 for this year's actuals, you'll notice that the
20 budget is a little bit lower in all the
21 categories.

22 CHAIRMAN CHERELLO: Do you have a page?

23 COMMISSIONER CRIPPEN: Do you have a
24 page you can direct us to?

25 MS. DAVIS: Can I have a copy of that?

1 CHAIRMAN CHERELLO: Not until we
2 approve it. It's a draft.

3 MS. MORGAN: It's going to be in the --
4 more towards the back in the financial pages of
5 the packet, there's going to be pages which are
6 F --

7 CHAIRMAN CHERELLO: F-1, F-2.

8 MS. MORGAN: F-1, F-2, F-3, the
9 salaries you'll see on F -- well, the budgeted
10 numbers are on F-4, and last year's budgeted
11 numbers are on F-5. And this report actually
12 does not have a comparison to last year's
13 actuals or this year's estimate.

14 CHAIRMAN CHERELLO: Is there any main
15 departure from last year's budget to this year's
16 budget?

17 MS. MORGAN: There's not too much, no.
18 Like I said, the salaries in both budgets are a
19 little bit lower than last -- I'll call it
20 actuals from the prior years, because of the
21 salaries. But everything else, last year the
22 way this budget packet worked, the money that
23 you get to fund the debt servicing didn't get
24 factored into the budget in this template, the
25 way they worked this template, so this year it

1 did. So you might notice a little bit
2 difference in that. But that's on the revenue
3 side, not the expenses. But other than that,
4 utilities are pretty much in line. And all the
5 other admin expenses tend to be in line with
6 last year's budget.

7 CHAIRMAN CHERELLO: Does anyone have
8 any questions?

9 COMMISSIONER SALLY: I just want to
10 know, if there are any changes made to this
11 budget after it's adopted, regardless of what
12 kind they are, you would still have to get
13 another resolution.

14 MS. MORGAN: Correct. If this one gets
15 approved and then any changes that get made.

16 COMMISSIONER SALLY: Okay.

17 MS. MORGAN: And I didn't make any
18 changes to the prior year's budget, so you never
19 had any kind of resolution regarding last year's
20 budget, but the year we're in, no changes were
21 made to that budget.

22 CHAIRMAN CHERELLO: And then we would
23 have a final resolution for adoption.

24 MS. MORGAN: Yes. If you made changes
25 then you'd have to go through that resolution

1 process again.

2 CHAIRMAN CHERELLO: Just really for
3 clarification, accepting this makes us in
4 compliance with the law, but doesn't bind us to
5 this actual document and these numbers.

6 MS. MORGAN: Correct. You can submit
7 changes.

8 CHAIRMAN CHERELLO: Last year I noticed
9 that we did both at the same time, used this
10 draft for both federal and -- which meets our
11 legal obligation at this point. And again, we
12 have two more chances. Any changes we make have
13 to be done by resolution, and then the final
14 adoption, which has to be done by resolution.

15 So any other questions on that?

16 Joe, do you by any chance have a
17 prepared resolution on this?

18 MR. MANFREDI: We prepared one for the
19 DCA submission. That's what we got from staff.
20 But if you need one for federal, it's not a
21 problem. Is that your question, chairman?

22 CHAIRMAN CHERELLO: Yes. I mean, I saw
23 that last year we did it for both.

24 MR. MANFREDI: If you adopt the one, if
25 the board finds the one in the package

1 satisfactory and adopts it, you can certainly do
2 a resolution from the floor to submit it to
3 federal, and I can prepare that.

4 COMMISSIONER CRIPPEN: Can I ask a
5 question? Is there a subcommittee that is
6 supposed to be reviewing this more carefully, or
7 is it just each housing commissioner is supposed
8 to look at this and digest it?

9 COMMISSIONER SALLY: In the past I know
10 when I was executive director we had a
11 committee, a finance committee.

12 COMMISSIONER WHITE: Finance committee.

13 COMMISSIONER SALLY: That would always
14 review this, even before the rest of us
15 commissioners got it. Because when you get it
16 in your package, you got three or four days to
17 try to read it, digest it. So we always had a
18 committee who would also come to the full board
19 and make their suggestion as to whether it
20 should be adopted or not. And I don't think
21 that there was a committee to review this.

22 CHAIRMAN CHERELLO: No, I think Frank
23 was the last member and he resigned. He and
24 Mary Dougherty as a matter of fact. They both
25 resigned.

1 COMMISSIONER WHITE: I think we need to
2 select two more people to be on the finance
3 committee, because we always need to have a
4 finance committee before we come before this
5 board. And the chair is also on that committee.

6 COMMISSIONER SALLY: That's sort of
7 like putting the buggy before the horse at this
8 point, because we got to move on this.

9 CHAIRMAN CHERELLO: Well, knowing that
10 it can be adjusted, and it's truly I guess to
11 meet our legal obligations, but we as a board
12 are not bound by this in itself, and we can make
13 changes, I think we should do it tonight. And
14 also we will establish a finance committee who
15 can sit down with our accountants and ask any
16 questions they want, go over the whole thing,
17 and then they can come back and report to the
18 entire board. Is that acceptable to everyone if
19 we do that?

20 COMMISSIONER WHITE: That's fine with
21 me.

22 COMMISSIONER CRIPPEN: Yes.

23 CHAIRMAN CHERELLO: And then we will
24 also use this as our draft for HUD.

25 COMMISSIONER SALLY: Yes.

1 MR. MANFREDI: Okay.

2 CHAIRMAN CHERELLO: Okay. Thank you.
3 That being the case, we will move these
4 resolutions, and then we can go back into our
5 regular agenda.

6 I have a resolution 2016-06 approving
7 and authorizing the mileage reimbursement rate
8 set by the IRS each year. Do I have a motion?

9 COMMISSIONER WHITE: I'll move it.

10 COMMISSIONER SALLY: I'll second.

11 CHAIRMAN CHERELLO: Motion and a
12 second. Do we have a discussion on this?

13 Let me just say on this, if you recall,
14 each year we would have to accept the number for
15 that year, and what we're going to do tonight is
16 instead of going through this each year,
17 whatever the IRS says is the reimbursement rate,
18 we will automatically put that in the plan.
19 Okay?

20 Can I have a roll call, please.

21 (Roll call was taken with all voting in
22 favor.)

23 CHAIRMAN CHERELLO: We have Resolution
24 2016-11, this is a resolution renewing contract
25 for the pre-REAC UPCS inspection with Midwest

1 Inspections. Do I have a motion and then a
2 second, and then we'll have a discussion?

3 COMMISSIONER CRIPPEN: I'll move it.

4 COMMISSIONER SALLY: I'll second.

5 CHAIRMAN CHERELLO: I have a motion and
6 a second. Now a discussion. Does everyone
7 recall from last year what this is?

8 COMMISSIONER SALLY: Yes.

9 COMMISSIONER WHITE: Can you repeat
10 that resolution? I don't have my package with
11 me and I didn't really hear what you said.

12 CHAIRMAN CHERELLO: It's renewing the
13 contract for the pre-REAC inspection, which if
14 you recall from last year we brought a company
15 in that did a HUD inspection for us prior to the
16 HUD inspection. And not only did they point out
17 all our deficiencies, but also generated work
18 orders to correct those. And for the amount of
19 money, which is \$3500, I think it was well spent
20 because our score improved considerably.

21 Any other discussion?

22 COMMISSIONER WHITE: I do remember this
23 and I think they did do a good job. So I think
24 it's something that we probably should do again.

25 CHAIRMAN CHERELLO: Roll call, please.

1 (Roll call was taken with all voting in
2 favor.)

3 CHAIRMAN CHERELLO: Resolution 2016-14,
4 this is a resolution awarding a contract to
5 power wash the townhouses in Manahan Village. A
6 motion and a second and then discussion.

7 COMMISSIONER WHITE: I'll move it.

8 COMMISSIONER CRIPPEN: I'll second.

9 CHAIRMAN CHERELLO: Discussion? If you
10 all recall, a couple months ago or thereabouts
11 we had a request from the residents of Manahan
12 Village if we could get in there and power wash
13 the townhouses, and this is a response to that
14 request.

15 COMMISSIONER SALLY: My only question
16 would be, because it doesn't say in the
17 resolution, hopefully that includes all the
18 townhouses throughout the Manahan Village.
19 Right?

20 CHAIRMAN CHERELLO: I believe so. I
21 don't think we're picking and choosing one or
22 two.

23 COMMISSIONER SALLY: As long as --

24 CHAIRMAN CHERELLO: Right, Sonny?

25 MR. POUNDER: Yes, it's all of them.

1 CHAIRMAN CHERELLO: Roll call, please.

2 (Roll call was taken with all voting in
3 favor.)

4 CHAIRMAN CHERELLO: 2016-22, this is a
5 resolution approving the introduction of our
6 budget for the fiscal year ending September 30,
7 2017. Motion and a second and any discussions
8 if we need it.

9 COMMISSIONER CRIPPEN: It's implicit
10 that the budget be reviewed. That doesn't need
11 to be in the resolution. Right?

12 CHAIRMAN CHERELLO: Right.

13 MR. MANFREDI: I can always add it,
14 just so it's in the record, and what I'll do is
15 after this one I'll do a mirror resolution with
16 number 23 for HUD, and I'll put it in both
17 items.

18 CHAIRMAN CHERELLO: Okay.

19 COMMISSIONER CRIPPEN: I'll move it.

20 CHAIRMAN CHERELLO: Second?

21 COMMISSIONER WHITE: I'll second it.

22 CHAIRMAN CHERELLO: Any other
23 discussion on it?

24 Roll call, please.

25 (Roll call was taken with all voting in

1 favor.)

2 CHAIRMAN CHERELLO: And then I guess
3 we're going to add 2016-23, which is going to be
4 an identical resolution except it's going to go
5 to HUD.

6 MR. MANFREDI: That's correct.

7 CHAIRMAN CHERELLO: Motion and second,
8 please?

9 COMMISSIONER CRIPPEN: I'll move it.

10 COMMISSIONER SALLY: Second.

11 CHAIRMAN CHERELLO: Discussion, if any?
12 Roll call, please.

13 (Roll call was taken with all voting in
14 favor.)

15 CHAIRMAN CHERELLO: I'd like to thank
16 our accountants and our auditor. Thank you very
17 much. If we have any questions I guess we can
18 get back to you guys at any time. Thank you.

19 At this time we will have our first
20 public comment. Please come up, state your
21 name, where you live.

22 MS. COTTON: My name is Tawana Cotton.
23 I live in Manahan Village. And I have a few
24 questions to ask. First, I'd like to make a
25 request that in the future can there be like a

1 stand here, even a small, like a band stand that
2 someone can put their notes on. Often times
3 people come with paper. It would be nice to
4 rest it on something. That's one request to
5 throw out there.

6 Tenants have asked me what the proper
7 procedure is to follow when it comes to your
8 inspection and when you get the form of what
9 needs to be repaired. There's been conflicting
10 information from the office, either from myself,
11 I've called over and put in a work order. And
12 after reading off the list I was told, oh, no,
13 tenants don't put in work orders for that, we
14 get the form after the inspection is done and we
15 will come out. After a few months went by I
16 actually called back and put those work orders
17 in for myself to get it done. I just want some
18 clarity and other tenants want clarity what the
19 proper procedure is. Is it that maintenance
20 gets the work orders from the inspection form
21 that is submitted to them after it's done, or is
22 it the tenant's responsibility to call after
23 they get the sheet of what needs to be repaired,
24 call over and ask for it to be repaired?

25 CHAIRMAN CHERELLO: Sonny?

1 MR. POUNDER: When you have an issue
2 you call in for a work order.

3 MS. COTTON: I'm talking about when
4 it's inspection time and they come in and do the
5 inspection and say, oh, you have a ripped
6 screen, and they make a note, and you get a list
7 of things that need to be repaired. Would I
8 then take that list and call it in and say I
9 need XYZ repaired according to that form I got?

10 MR. POUNDER: No. Usually what they do
11 is when they get time they'll come around and
12 make the necessary repairs.

13 MS. COTTON: Okay.

14 MR. POUNDER: You're talking about what
15 management does?

16 MS. COTTON: Yes, talking about when
17 management does that.

18 COMMISSIONER WHITE: Talking about the
19 punch list.

20 MR. POUNDER: If it's an emergency, if
21 it's an emergency you have to get to it in less
22 than 24 hours. But if it's a punch list with
23 items, they usually schedule that and come
24 around and do them.

25 MS. COTTON: Because on the form I

1 think it actually says you could be fined or
2 something, so there was that urgency to know
3 what to do.

4 COMMISSIONER CRIPPEN: I'm going to
5 suggest any time a resident has a complaint that
6 should be logged into the system, because the
7 REAC inspectors or the REAC pre-inspectors
8 aren't always looking at the same thing that
9 residents are reacting to. So I mean, you're
10 obviously going to go to the apartment and fix
11 all the things on the REAC pre-inspection, but
12 all the work orders that have been called in by
13 the resident for that same unit should be
14 obviously taken care of at the same time in a
15 timely manner. There should be no crossing over
16 between REAC inspectors, REAC re-inspectors and
17 tenant complaints. If a tenant has a complaint
18 called in, it should be logged and addressed,
19 completely separate from the REAC.

20 MR. PRIESTER: And that's how it is.
21 If a tenant calls in a work order, they generate
22 that work order. When REAC comes out to do the
23 inspection, staff generates those inspections.
24 And just say, for example, if REAC goes out and
25 there's chipped and peeling paint, we in the

1 office will generate that, maintenance will take
2 care of that. If you call and say your toilet
3 is backed up, you generate that work order and
4 maintenance is dispatched.

5 COMMISSIONER CRIPPEN: A tenant should
6 never be told oh, no, no, no, that that call
7 should be logged in and addressed.

8 COMMISSIONER WHITE: I think what she
9 was talking about, Commissioner Crippen, is when
10 housing goes out and does the inspection, and
11 they go in those apartments, a lot of the
12 tenants wonder what they should do, because
13 sometimes they don't get back around to them
14 fast enough, so they don't know if they should
15 be calling them in. But you have that punch
16 list, and like Sonny said, I guess they generate
17 them to different ones to go in and repair the
18 apartments whenever they get time. That's
19 what --

20 COMMISSIONER CRIPPEN: What I got out
21 of the conversation also was that we were
22 calling the office and we were being told no,
23 and that shouldn't happen.

24 COMMISSIONER WHITE: She did say that.

25 MS. COTTON: That was happening to me.

1 COMMISSIONER CRIPPEN: As far as I'm
2 concerned, if it was my policy, every tenant
3 call needs to be addressed.

4 CHAIRMAN CHERELLO: On the REAC
5 inspection, as we approved tonight, that may
6 generate 1500 work orders, and obviously we're
7 going to take care of those by order of
8 importance. So that's one of the things that
9 this company that we adopted tonight, not only
10 do they do that inspection and give it to you,
11 they generate a work order for us so we know, we
12 have the identical copy, and we have a work
13 order. So it's -- but they will do that on a
14 level of importance.

15 MS. COTTON: Okay. I also had a
16 question, because I go visit some of my seniors
17 on top of Flagler Hill. One of my seniors is
18 75, she wants her unit painted, and she was told
19 that she would have to come pick the paint up
20 and paint it herself. So there was concern
21 about that. Is that a written policy that is --

22 COMMISSIONER SALLY: That is not the
23 policy. I can't imagine anybody telling her
24 that.

25 CHAIRMAN CHERELLO: I can't imagine

1 anybody saying that to her. I'm not disputing
2 you, I can't imagine --

3 MR. MANFREDI: Can she come in and
4 speak to Mr. Priester and tell him?

5 MS. COTTON: I don't know if she can
6 have her children come in. Sometimes she can't
7 walk.

8 MR. MANFREDI: Can Mr. Priester speak
9 to her on the phone?

10 MS. COTTON: Yes. I'll tell you who it
11 is. She needs a lot of work done. She's lived
12 there 20 years and it looks like it.

13 COMMISSIONER SALLY: It's our policy by
14 the way for seniors, we'll paint them every five
15 years if they request it.

16 MS. DAVIS: Is that just for seniors?

17 COMMISSIONER SALLY: Just for seniors.
18 We will supply paint to all the other residents,
19 but they must paint themselves.

20 COMMISSIONER WHITE: Is that a policy?

21 COMMISSIONER SALLY: That is a policy.

22 COMMISSIONER WHITE: I never really
23 liked that policy. I don't think it's fair that
24 a tenant should have to paint their own
25 apartment.

1 COMMISSIONER CRIPPEN: In a
2 multi-family program they're not permitted to
3 paint their own.

4 COMMISSIONER WHITE: I didn't think so.
5 I just never thought that was right.

6 CHAIRMAN CHERELLO: If you guys
7 remember back to Ms. Laura Leach and her
8 painting, so some of us remember that very well.

9 COMMISSIONER WHITE: I remember it.

10 CHAIRMAN CHERELLO: Looks like it's --
11 anyway, we will --

12 MS. COTTON: That's great. I have a
13 few more things. Some of the tenants were
14 concerned that -- so they live, they've been
15 living here for ten years, and solid income, and
16 they wanted to know why when the Section Eight
17 list comes up, it's kind of hush, hush, no one
18 knows about it until it's closed again. And I
19 know we don't really have any more programs that
20 help people with like self-sufficiency where
21 they're actually having a program where it
22 allows them to let's say prepare their rent to
23 own, or buy their own home, things like that,
24 and a lot of tenants would really like to do
25 that. They don't want to spend the rest of

1 their life there. And for those who do that's
2 fine too. But it would be nice if we can get a
3 letter, something saying the list is about to
4 open up, and maybe during recertification if the
5 tenant has resided there for a long period of
6 time maybe that could be a question, oh, have
7 you ever thought about the Section Eight. Or
8 they have a program called Habitat for Humanity
9 in. Because I think after they start seeing
10 some people who get the information, that they
11 don't, and after they move they say, oh, I heard
12 about this. So it would be nice if we had
13 access to that information, because wouldn't
14 that be a great thing if the Housing Authority
15 could say our tenants after ten years they're
16 able to do this, we have a list of how many
17 tenants have done that. That would be really
18 nice instead of having five generations living
19 in Manahan Village. So that's just a question
20 some of them had when I was discussing, just
21 talking with neighbors. They like to ask
22 questions, and I said I'd go to some of the
23 meetings, and I'd be glad to bring that up to
24 the board.

25 COMMISSIONER WHITE: Excuse me, Doug,

1 do we still have that program?

2 MR. PRIESTER: We have the family
3 self-sufficiency program, but it's only for the
4 voucher program. HUD is talking about extending
5 it to families in public housing, but it has not
6 reached that stage yet. Morristown Housing
7 Authority Section Eight waiting list or Section
8 Eight program has been closed for several years.
9 The Department of Community Affairs just opened
10 up theirs in June, and I think the community
11 gets confused with who is who. We have three,
12 we have Morris County, we have Morristown, and
13 also the Department of Community Affairs. A lot
14 of them are online, but the Department of
15 Community Affairs is the state-ran voucher
16 program. Morris County and Morristown are
17 federally funded. And then there's Boonton,
18 Madison, and Dover. And all of them are
19 residents first preference.

20 MS. COTTON: Okay. I'll let them know
21 that.

22 And also, I wasn't able to get a copy
23 of this, but I know that some of you are aware
24 that Mary and I were given a draft of having the
25 building, as far as the residents, once they

1 form a resident council. And so our concern
2 was, first of all, I don't have a computer to go
3 back and forth, and readjust or -- but what we
4 would like is the same offer that Cornerstone
5 was given as far as total use of the building.
6 And I have a copy of their proposal, and they
7 were also -- it was saying the Housing Authority
8 will be responsible for costs associated with
9 the use of the building, cleaning, maintenance,
10 utilities, etcetera. So we'd like that same
11 information to be in this, once there's an
12 official copy of this. We don't want anything
13 taken out of the building. I feel that we're
14 tenants, and so we shouldn't have to compromise
15 or have things taken from us, and have to clean
16 the building ourselves with a stipend that's
17 given to us of \$420 for labor and cleaning the
18 building with that amount of money.

19 COMMISSIONER WHITE: I'm sorry, where
20 did you get that from?

21 CHAIRMAN CHERELLO: You guys several
22 months ago. It's a draft.

23 MS. COTTON: It's a draft that came
24 out.

25 COMMISSIONER WHITE: It was something

1 we all agreed on?

2 CHAIRMAN CHERELLO: No, no, no.

3 COMMISSIONER WHITE: That's something
4 that needs to be voted on.

5 CHAIRMAN CHERELLO: It's a draft to do
6 exactly what's occurring right now to jump start
7 the conversation so we can move on to something
8 more concrete. It's been several months since
9 that went out, and this is the first response,
10 which is that was what it was meant to do,
11 exactly what you're doing tonight, that we've
12 gotten. So I had no problem making adjustments.
13 Again, it was a draft. I'm all for handing over
14 the keys to you. I can have Sonny do it
15 tomorrow.

16 MS. COTTON: Because today I was
17 waiting outside with my kids and couldn't get in
18 the building at eight o'clock. So we need to do
19 something with that.

20 CHAIRMAN CHERELLO: Let me say this to
21 you, Mary Booze's name is on there. I get the
22 impression Mary really doesn't want to get
23 involved, although she talks it. So if you find
24 someone else who wants to get involved with you,
25 we will deal with them also. But you do

1 understand in six months you have to have a
2 resident council in place. This is by far the
3 best deal I've ever seen come out of this
4 Housing Authority to jump start the resident
5 council.

6 COMMISSIONER WHITE: I don't know about
7 that. But anyway, in any event, you guys get
8 that resident council together.

9 CHAIRMAN CHERELLO: You can have it
10 now. We will make some adjustments. I have no
11 problem making adjustments. Then the rest of
12 the board has their input, we vote on it. And
13 then you have six months to get it, you know,
14 the resident center is yours, you got the keys,
15 you're running it, but you have six months to
16 have an official election and to get it all
17 done.

18 MS. COTTON: Yes.

19 COMMISSIONER WHITE: Do we have to fix
20 the building before we give it to them? The
21 resident center is in the worse condition I've
22 ever seen it before in the years it was there.
23 You have got the kitchen floor sinking in, you
24 have got no air conditioner over there. It's
25 deplorable. These people don't have the money

1 to fix that building.

2 CHAIRMAN CHERELLO: We don't expect
3 them to fix that building.

4 COMMISSIONER CRIPPEN: I'd like to say
5 I did just pop into the resident center
6 completely unannounced, and yes, the heat is
7 incredible, the air conditioner obviously needs
8 to be repaired. However, I would like to report
9 I found it very clean. There was some dirt on
10 the floor. I think that's something that when
11 the guys open in the morning, five minutes of
12 mopping will get rid of the dirt on the floor,
13 and that should be done every day. I went in
14 the kitchen, I went through the appliances.
15 There's one refrigerator under repair, but
16 apparently that motor is coming in tomorrow and
17 should be repaired. All the other appliances
18 were functional. Everything was clean. So I
19 would -- I'm just -- and I can't attest to what
20 others -- I'm not refuting what others have
21 reported in the past, I'm just reporting on what
22 I found on my visit, the state of the resident
23 center today. And I was glad to hear that after
24 hearing some -- I found it to be very clean,
25 very orderly, everything functioning. And it

1 should not be the resident's responsibility to
2 make repairs or anything like that. But this
3 is, like Mike said, it's a starting point.

4 COMMISSIONER WHITE: Did you go
5 upstairs?

6 COMMISSIONER CRIPPEN: I didn't go
7 upstairs.

8 COMMISSIONER WHITE: Go upstairs when
9 you go back and see that ceiling that's falling
10 down.

11 MS. COTTON: I have one more request.
12 When we were serving the kids lunch just before
13 that, we were out on the patio in the back and
14 came in, and it totally smelled like ammonia.
15 And so I asked the maintenance workers, I said,
16 you do know we're leaving here at 12:30, but we
17 hadn't had lunch yet. Oh, no, we're just
18 cleaning up some of the stains on the floor.
19 But it was really strong. So to have kids sit
20 in there and eat under those conditions, I was a
21 little disappointed that that happened. And
22 that was the night that they were going to come
23 back, they left the door open to the kitchen,
24 which is why the alarm went off and the
25 authorities were called there.

1 VICE CHAIRMAN HOLMAN: I don't know
2 who's saying that resident center is clean, but
3 that kitchen is not clean. It stinks. There's
4 things growing in there. So I don't know where
5 everybody is saying that they went in there and
6 that resident center is clean.

7 COMMISSIONER CRIPPEN: I did take
8 photos if anyone is interested.

9 MR. PRIESTER: We had maintenance staff
10 go in there last week.

11 COMMISSIONER SALLY: Let her know that
12 was today.

13 COMMISSIONER CRIPPEN: And I heard that
14 the morning program is going well, and the
15 feedback I did get is that the problems that
16 they are having with the maintenance of the
17 building is during the rentals. After the
18 facility is rented out to a private group, they
19 don't clean up, things are damaged, and then
20 they're having to put it back together and clean
21 it up. So that's -- and that's something that's
22 going to be an issue.

23 COMMISSIONER WHITE: That's why we had
24 in place, in the past we charged the \$500, we
25 paid -- because all this money came from the

1 resident center, it didn't come from the HUD
2 funds or anything, it came from money generated
3 from the center. We paid a resident \$100 to
4 stay there for the entire meeting, and I think
5 they had a list of residents that they would
6 choose during each event, and they paid one
7 resident \$125 to go in and to clean that
8 building up. This woman is professional, she
9 buffs the floors out, she does everything. And
10 therefore the building -- the upkeep of the
11 building was fine at that time. But then when
12 they stopped that, and you have no nobody
13 monitoring, because you can't have a function
14 over there and not leave somebody over there to
15 see what's going on. And so therefore
16 everything started deteriorating there.

17 COMMISSIONER CRIPPEN: Sounds like we
18 have a starting point.

19 CHAIRMAN CHERELLO: Hopefully, Ms.
20 Cotton, you can either talk to Mary, if she's
21 interested, fine, if not, find someone else
22 who's interested in starting a resident council,
23 and we will sit down and make adjustments to the
24 draft.

25 COMMISSIONER WHITE: You and Mary are

1 working on the resident council. Right?

2 MS. COTTON: We are.

3 COMMISSIONER WHITE: Mary is
4 interested. She's just not going to jump in
5 feet first. But I'm sure she's interested.

6 MS. COTTON: Her thing was, I don't
7 want to quote her, that she doesn't work for
8 free.

9 COMMISSIONER WHITE: Nobody at this
10 table does.

11 MS. COTTON: I think that was the
12 issue.

13 CHAIRMAN CHERELLO: Let's see,
14 everybody here is working for free.

15 COMMISSIONER WHITE: I'm talking about
16 on our jobs.

17 MS. COTTON: But we're in the process
18 of that. I think for us it would be nice if
19 when we had a meeting, instead of just with the
20 executive director, there was some other --
21 someone else present just so we can --

22 CHAIRMAN CHERELLO: I will talk to the
23 director about that. And what I would like to
24 do, once the resident council is formed, whether
25 it's a half hour before, if we have to move our

1 time, we can have a meeting with the
2 commissioners and the resident council, and then
3 we can move into our regular meeting after that.
4 So that time would be just for you. I've
5 already talked to him about that. All we need
6 is a resident council.

7 MS. COTTON: Great.

8 COMMISSIONER SALLY: Thank you.

9 COMMISSIONER WHITE: Thank you.

10 CHAIRMAN CHERELLO: Any other comments
11 from the public?

12 VICE CHAIRMAN HOLMAN: Commissioner
13 Cherello --

14 MR. PRIESTER: She wants to know if the
15 air conditioner is going to be fixed.

16 CHAIRMAN CHERELLO: I don't know. I
17 can't answer that now. I don't have an answer
18 for that right now.

19 VICE CHAIRMAN HOLMAN: Okay.

20 CHAIRMAN CHERELLO: I know I also
21 talked to the director about the grounds down in
22 Manahan Village, and he is going to look in to
23 see if there's any money available, because we
24 need a complete overhaul outside of all the
25 buildings down there. Every shrub has to be

1 ripped out, new plantings put in there. We have
2 to have some work done around all the stoops
3 where people can sit at night. And it can't be
4 grass because it all turns into mud. So I have
5 talked to him about that, and he said he's going
6 to look into the money and see if we can get a
7 grant. If not we're going to have to budget
8 something and do something down there. When you
9 ride by at a distance it looks okay, but when
10 you get in there and you really start to walk
11 around, then you can see all the different
12 things. For instance, now we're working on our
13 ground hogs, and that is a continued process,
14 filling the holes with stone, right Sonny, and
15 then cement. We're going to do our best to get
16 rid of them. So we do listen to what people
17 say. And we're going to hopefully move in the
18 right direction and take care of these things.

19 Okay. Approval of minutes from last
20 month. Do I have a motion?

21 COMMISSIONER SALLY: I'll move it.

22 CHAIRMAN CHERELLO: Do I have a second?
23 Mrs. Rodriguez, can you give a second on the
24 approval of minutes? I just need a second on
25 the approval of minutes.

1 COMMISSIONER WHITE: I don't have mine
2 in front of me.

3 CHAIRMAN CHERELLO: I just need a
4 second.

5 COMMISSIONER RODRIGUEZ: Yes.

6 CHAIRMAN CHERELLO: Yes. I have a
7 motion and a second for approval of minutes.
8 Can I have a roll call, please?

9 (Roll call was taken with all voting in
10 favor.)

11 CHAIRMAN CHERELLO: We have a written
12 executive director report that was in
13 everybody's package. Douglas, as acting
14 director do you have anything you'd like to
15 mention?

16 MR. PRIESTER: No. It's all good.

17 CHAIRMAN CHERELLO: Thank you very much
18 for that report.

19 MR. PRIESTER: Oh, there are a couple
20 of items. I know last meeting Ms. Gramby on Ann
21 Street was complaining about her noise overhead.
22 We did send a memo out to all the residents of
23 Ann Street, that tenant above her has got a
24 notice of lease violation, and working up to
25 that I did go out one Friday night to stay over

1 just to see if I could hear any noise. I
2 knocked on Ms. Gramby's door to let her know I
3 was there to monitor that. That night there was
4 nothing, no noise. The police was called, Ms.
5 Gramby called the police on several occasions.
6 But I guess by the time they got there, the
7 noise had stopped also. So we are taking
8 everything that she says in consideration. And
9 also, the same thing with Ms. Austin. I have
10 addressed that issue with them also. And her
11 neighbor is now upset because they are thinking
12 they are going to be evicted. They're 83 and 81
13 years old. They say they don't have the TV on
14 because the police was called on occasion, and
15 they said they respect her. They turn down the
16 noise after 10 o'clock. They do not. So I
17 don't know if this is coming from another
18 apartment. She bangs on their wall, and they're
19 upset that she's banging on their wall for the
20 noise, and it's not them.

21 COMMISSIONER SALLY: I'd just like to
22 interject if I could, especially as it relates
23 to Mrs. Alberta Gramby. Mrs. Gramby has been a
24 resident of Morristown Housing Authority for at
25 least 65 years.

1 MR. PRIESTER: 1955.

2 COMMISSIONER SALLY: She raised her
3 children in Manahan Village, she was transferred
4 to building 40 after her kids, you know, got
5 older and moved out. And then we transferred
6 her to Ann Street. And I say all that to say
7 this, she just turned 90 years old. She's been
8 an excellent resident of this authority. Never
9 had a problem out of her. Always paid her rent.
10 Would do anything she could do to help anybody.
11 And I just feel that it is really a shame that
12 at this point in her life she can't have a
13 quality of life where she lives, which is what
14 we're supposed to be offering our seniors. Now,
15 as a senior citizen, if you live long enough,
16 all of us won't be able to see too good or hear
17 too well. And the bottom line is if you're
18 violating your lease, I just want to know when
19 did the rules change. How many chances do you
20 get. This woman has been complaining I know at
21 least a year. If you're sending out a notice to
22 cease, we have an attorney for that. If that
23 notice to cease goes out and they still continue
24 to violate that notice to cease, how come the
25 next step hasn't been taken on that? Why is

1 this person, whoever it is overhead, still here
2 almost a year later violating her lease? If you
3 can't answer that, it's a legal question, Mr.
4 Manfredi, can you tell me why?

5 MR. MANFREDI: Shouldn't have --

6 COMMISSIONER CRIPPEN: Has a notice of
7 termination gone out?

8 MR. MANFREDI: We have not been
9 instructed to file anything.

10 CHAIRMAN CHERELLO: I think the problem
11 just, and I agree with you absolutely, but I
12 think the problem is every time it goes to be
13 investigated they don't find anything, if I have
14 that right. So I'm just -- so we have a
15 complaint, it's being investigated real time,
16 and they're not hearing anything, they're not
17 finding anything.

18 COMMISSIONER WHITE: The police have
19 never found anything, Doug?

20 MR. PRIESTER: No.

21 CHAIRMAN CHERELLO: That's all I'm
22 saying. I agree 100 percent. But there has to
23 be --

24 COMMISSIONER SALLY: Maybe we --

25 MR. PRIESTER: On one occasion, and I

1 love Ms. Gramby also, but when she made the
2 complaint wasn't even home, she was away in
3 Ukraine.

4 COMMISSIONER SALLY: You know what, I
5 still think we need to put forth more effort.
6 You said, and that's wonderful. And I know that
7 you do. Because I know that you go above and
8 beyond, but perhaps you need to send other staff
9 members over there but for a half an hour, an
10 hour, late in the afternoon or something, just
11 to be in her apartment to see if what she's
12 saying is true. And I believe it's true,
13 because Mrs. Gramby still is sharp. She has all
14 her faculties about her.

15 COMMISSIONER WHITE: We don't have a
16 maintenance man living there anymore?

17 COMMISSIONER SALLY: No. But I
18 really -- I don't want to hear about Mrs.
19 Gramby's situation again. I really don't. And
20 last month she came down. I mean, she's 90
21 years old. She should be able to sleep at
22 night. I mean, I just think we need to do more.
23 And if you have sent a notice to cease, Mr.
24 Manfredi is saying --

25 MR. MANFREDI: No, there's no notice.

1 COMMISSIONER SALLY: You can't send a
2 notice to cease. What you send --

3 MR. PRIESTER: Is a lease violation.

4 COMMISSIONER SALLY: And then you have
5 Mr. Manfredi send the notice to cease. That's
6 the order of things legally where they can be
7 worked on.

8 MR. PRIESTER: Right.

9 COMMISSIONER SALLY: Your little lease
10 violation doesn't mean too much in court. It
11 has to go from that to --

12 CHAIRMAN CHERELLO: And I agree with
13 you, however, you have to verify that it's
14 occurring.

15 COMMISSIONER CRIPPEN: However, you
16 don't have to verify before you send a notice to
17 cease. You have to verify before you send a
18 notice to quit, in my experience.

19 CHAIRMAN CHERELLO: Why would you send
20 a notice to cease --

21 COMMISSIONER CRIPPEN: I think a
22 complaint in my experience, and it could be very
23 different with our policies, when you get a
24 complaint that's a cease. A cease is just
25 basically a warning letter.

1 MR. MANFREDI: If we're going to go to
2 court I need --

3 COMMISSIONER CRIPPEN: Then you
4 certainly need verification.

5 MR. MANFREDI: I can't send a notice to
6 cease unless I have verification.

7 COMMISSIONER CRIPPEN: So if a resident
8 complains, you can't send a notice to cease if a
9 resident complains that I have noise and calls
10 the Housing Authority, you'll not send a cease
11 unless you witness the noise? Do you need for
12 the Housing Authority to verify it before a
13 cease goes out?

14 MR. MANFREDI: There has to be some
15 indication it's happening.

16 COMMISSIONER CRIPPEN: But not just a
17 resident saying it's happening.

18 MR. MANFREDI: But usually there always
19 is the ability to find it, as Ms. Sally said.
20 We've had many cases where it's just a matter of
21 diligence in pursuing it. That's what it is.
22 We don't need to have full verification, just an
23 indication, whether it's a police report,
24 whether someone else witnesses it, that's
25 enough. We don't need much evidence. We don't

1 want to falsely accuse someone either.

2 CHAIRMAN CHERELLO: But at this point
3 we don't seem like we have any evidence but the
4 complaint from Mrs. Gramby. But we have people
5 that go --

6 MR. MANFREDI: In this business we kind
7 of all get to know our residents, and I'll say
8 that generally, and I've dealt with Mrs. Gramby
9 for many years too. You have some very credible
10 residents who you know off the bat. As Ms.
11 Sally just indicated, I think we need to work
12 more with staff to identify and verify this is
13 happening.

14 COMMISSIONER SALLY: I think going one
15 time is commendable but it's not enough.

16 CHAIRMAN CHERELLO: Okay. Douglas, for
17 the remainder of this week could you work on
18 that, and Mr. Rogers will be back from vacation,
19 and then could you fully work with -- report to
20 him and work with him on that. And the woman
21 above her, when you talked to her, is there a
22 problem, is there an attitude?

23 MR. PRIESTER: No, it's not. She's
24 just saying it's not her, it's not her.

25 CHAIRMAN CHERELLO: All right. As

1 Marion said, we're going to have to work a
2 little harder to verify what's really going on.

3 We have committee reports, which --

4 COMMISSIONER CRIPPEN: Can I go back to
5 the executive director's report for a minute?

6 CHAIRMAN CHERELLO: Sure.

7 COMMISSIONER CRIPPEN: The only thing
8 that stands out to me is the things that always
9 stand out to me, the number of overtime work
10 orders is completely outrageous. But I
11 understand we have to change staff, and
12 closer -- and I think there was a suggestion
13 made somewhere along the line that we have
14 weekend staff switch up the positions so there's
15 a guy on on the weekends so that he's not doing
16 emergency calls on overtime, that's his regular
17 time and he's doing repairs. That's something
18 we can change tomorrow. I mean, there's no
19 reason --

20 COMMISSIONER WHITE: The town does it
21 all the time.

22 CHAIRMAN CHERELLO: We can change that
23 tonight.

24 COMMISSIONER CRIPPEN: There's no
25 reason why you have to call someone for -- I

1 mean, it's a large portfolio of apartments.
2 Someone should be working every day to address
3 the needs that come up, rather than paying time
4 and a half doing them on overtime. Sounds
5 silly. We've talked about this before.

6 CHAIRMAN CHERELLO: All we need is a
7 motion to direct our director --

8 COMMISSIONER CRIPPEN: Do I need a
9 motion for how the Housing Authority --

10 CHAIRMAN CHERELLO: Well, Mr. Rogers
11 has a proposal in there, but if you want to get
12 it done, let's do it right now, that we have
13 staff on a rotating shift for --

14 COMMISSIONER CRIPPEN: 25 to 30 percent
15 of our work orders are done on overtime.

16 COMMISSIONER SALLY: Can I just
17 understand something? What exactly is it that
18 you're asking, to rotate staff?

19 CHAIRMAN CHERELLO: To have them six
20 days a week instead of five.

21 COMMISSIONER CRIPPEN: There's a number
22 of different ways to do that. Some people work
23 these five days, some people work these five
24 days, some people work these five days, so you
25 have overlap so there's not two days Saturday

1 and Sunday without staff around.

2 COMMISSIONER SALLY: I'm just trying to
3 understand. So in other words, you hire me to
4 work Monday through Friday, so now you start
5 rotating me, maybe I work Wednesday through the
6 weekend over until the following Tuesday? Is
7 that what you're suggesting?

8 COMMISSIONER WHITE: It don't have to
9 be like that.

10 CHAIRMAN CHERELLO: I think the
11 original proposal from Mr. Rogers right now was
12 just to cover Saturday, so a person would work,
13 instead of coming in Monday through Friday,
14 rotate Tuesday through Saturday, and you still
15 would have Sunday off. That's my understanding
16 of what's now.

17 COMMISSIONER SALLY: But you know
18 what --

19 COMMISSIONER WHITE: They want Sunday
20 as well, don't they?

21 CHAIRMAN CHERELLO: We are willing to
22 pay overtime for that.

23 COMMISSIONER SALLY: I don't have a
24 problem with that thought process. But I think
25 I would rather see that somewhere in writing

1 before we vote on changing people's lives
2 without them even --

3 COMMISSIONER CRIPPEN: I think it's for
4 the director and his staff to come up with
5 exactly how they propose to cover this.

6 COMMISSIONER SALLY: I don't have a
7 problem with that, but I'm not so sure --

8 COMMISSIONER CRIPPEN: Something should
9 be done to get rid of this exorbitant overtime.

10 COMMISSIONER SALLY: But I'm not going
11 to vote on to change anybody's --

12 CHAIRMAN CHERELLO: I'm just saying we
13 could do it tonight.

14 COMMISSIONER WHITE: The other thing is
15 to hire someone just for the weekends, hire a
16 guy that just comes in on Saturdays.

17 COMMISSIONER CRIPPEN: We can vote on
18 having a proposal by next meeting, that's
19 something. There's got to be something to move
20 the ball forward. We've been readdressing this
21 at every meeting. So somehow it's got to come
22 to a head where there's actual numbers, people,
23 hours to vote on so it gets done.

24 CHAIRMAN CHERELLO: Douglas, just
25 again, could you and Sonny start going over some

1 ideas on that tomorrow?

2 MR. PRIESTER: I sure will.

3 CHAIRMAN CHERELLO: Sonny, get your
4 input on this and see what's workable and what
5 isn't.

6 COMMISSIONER CRIPPEN: My only other
7 thing on a bright note, our vacancies look like
8 they're way down, which is great. But there's
9 still a few stragglers which look like they're
10 taking a long time not just to rent, I
11 understand the renting up part, but turning them
12 around in terms of repairs. One that was
13 vacated in April is not yet -- it's a one
14 bedroom apartment. It's not shown yet as
15 repaired. That's an excessively long time to
16 turn around a very small apartment. I realize
17 there's specific situations that come up.

18 CHAIRMAN CHERELLO: Do we know anything
19 about that one?

20 MR. POUNDER: I don't know which
21 apartment she's talking about.

22 COMMISSIONER CRIPPEN: It's 31-5H, says
23 vacated on 4/25, not yet repaired.

24 MR. POUNDER: I believe 5-H, I was on
25 vacation, I just some got some of these

1 apartments upon return from vacation. I got
2 like six apartments at one time.

3 COMMISSIONER WHITE: That are done?

4 MR. POUNDER: No, that were vacated.

5 COMMISSIONER WHITE: This one was from
6 April she said.

7 COMMISSIONER CRIPPEN: Is that a metric
8 that someone follows, it's their task to follow
9 that metric specifically?

10 MR. POUNDER: We have one person up
11 here. We have one person doing apartments up
12 here. When I get apartments that run into the
13 numbers, I usually pull people from other
14 properties and have them come over here and help
15 them out. Right now I got three people in
16 apartments over here, because I do have a number
17 of apartments over here. So I have the
18 gentleman at 29 Ann Street, and then I have
19 Terry Findley doing apartments, so it's three
20 guys doing these apartments right now over here.
21 Because I had some people that passed away, and
22 people moved out because they were placed in
23 homes. So --

24 CHAIRMAN CHERELLO: When a person
25 passes away what do we usually give them, 30

1 days to --

2 MR. POUNDER: I have to wait for Doug
3 to give me the okay to go into the apartment.

4 CHAIRMAN CHERELLO: Doug, what time
5 frame for the family to come and remove
6 belongings?

7 MR. PRIESTER: Usually they will remove
8 them within five to seven days, but if they paid
9 the rent for the whole month we usually say by
10 the end of the month.

11 COMMISSIONER CRIPPEN: Sometimes it's
12 difficult though, you don't have cooperation
13 from the family, and you can't just move their
14 belongings out.

15 MR. PRIESTER: We don't.

16 COMMISSIONER CRIPPEN: You also can't
17 move them out of the system until they're moved
18 out as well. It gets tricky.

19 CHAIRMAN CHERELLO: On a related item
20 with that, not exactly, I think we've had a
21 number of one bedrooms where people say yes, and
22 then --

23 MR. PRIESTER: Studios.

24 CHAIRMAN CHERELLO: Studios, and then
25 turn around and decide they don't want it, and

1 then we have to go through the whole process.

2 COMMISSIONER CRIPPEN: That's
3 understood. It's just the turn-around time, we
4 can control that.

5 CHAIRMAN CHERELLO: Absolutely we can
6 control that. Any other questions on -- finance
7 committee, we're going to have to --

8 VICE CHAIRMAN HOLMAN: I wasn't clear
9 on this staff staying on the premises. Are you
10 saying they're going to alternate staying there
11 or --

12 MR. PRIESTER: No, we're not going to
13 alternate staff staying on the property, that
14 was just something to consider. We were
15 considering that they rotate, that they work
16 Tuesday through Saturday, and the staff would --

17 MR. POUNDER: Cut down on overtime.

18 CHAIRMAN CHERELLO: Sonny, if you ask
19 around you may find somebody who would want time
20 off during the week for some reason, or a day
21 off during the week and say, oh, I'd be willing
22 to work Saturday, I need Tuesdays off. So ask
23 around. That may be a possibility too.

24 VICE CHAIRMAN HOLMAN: My question
25 is (inaudible.)

1 MR. MANFREDI: She thinks they're going
2 to stay there.

3 MR. PRIESTER: That's not what we're
4 saying, Commissioner Holman. No one will be
5 staying in a unit. We won't provide a unit for
6 the staff. Not at this point. We're just
7 trying to rotate the staff, not provide an
8 apartment for them.

9 CHAIRMAN CHERELLO: Jean, are you
10 involved in the budget, the design of the budget
11 at all? Do you work with the accountants on
12 that?

13 MS. WASHINGTON: Yes, I do.

14 CHAIRMAN CHERELLO: So you probably
15 would be someone we'd want to have in a finance
16 meeting I would assume.

17 COMMISSIONER WHITE: She's always in
18 the finance meeting.

19 CHAIRMAN CHERELLO: All right. Old
20 business?

21 Schedule of bills? Do we have a motion
22 to pay our bills.

23 COMMISSIONER SALLY: I'll move it.

24 COMMISSIONER WHITE: Second it.

25 CHAIRMAN CHERELLO: Motion and a second

1 to pay our bills.

2 Can I have roll call, please?

3 (Roll call was taken with all voting in
4 favor.)

5 CHAIRMAN CHERELLO: Do we have anything
6 we want to discuss under new business?

7 Seeing none, second public comment.

8 Anyone in the public want to -- is Mary healthy?

9 Did anything happen to her? It's very unusual
10 not to have Mary here.

11 COMMISSIONER WHITE: It was raining
12 real hard.

13 CHAIRMAN CHERELLO: That's all?
14 Mayor's comments.

15 MAYOR DOUGHERTY: I defer to
16 councilwoman.

17 CHAIRMAN CHERELLO: Council liaison?

18 MS. DAVIS: With regards to Mrs.
19 Alberta Gramby, she called the mayor's office,
20 and she called my clerk, and she's really
21 serious about taking care of this issue. And I
22 don't think it's reasonable to pass it off as
23 something that may not be happening if you don't
24 have someone there all the time until you find
25 this to be true or false. Like Miss Marion

1 said, she is 90 years old and deserves to be in
2 an environment that is conducive for a healthy
3 lifestyle. And if she's complaining about her
4 neighbor to everyone, she called the mayor's
5 office many times to the point where his
6 secretary called me and said she wants your
7 phone number.

8 COMMISSIONER CRIPPEN: You're directing
9 right this to me. I concur with you completely
10 that it should be --

11 MS. DAVIS: I'm just looking in this
12 direction.

13 COMMISSIONER CRIPPEN: --it should be
14 corroborated, and as quickly as possible.

15 MS. DAVIS: Excuse me. And I'm only
16 looking in this direction because I don't want
17 to be looking like this. But I'm speaking to
18 everyone here, because you are the deciding
19 body. It's important her issue is addressed.
20 Because a whole year has gone by and she's been
21 complaining about this. And not only her but
22 her children. It's just not reasonable. And
23 just --

24 MR. MANFREDI: I just want to share an
25 idea I just shared with Ms. Sally, at another

1 Housing Authority we used a similar situation,
2 you can get a decibel meter as small as a cell
3 phone and put it somewhere so it will pick up on
4 sound when no one is around. That's the
5 problem, we're not catching it, and it's not
6 fair to her.

7 MS. DAVIS: I feel Mr. Priester is the
8 Housing Authority. I see him everywhere. If
9 there's an issue I see him out in Manahan
10 Village with his pen and pad talking to people.
11 And poor you, you have to always talk to Miss
12 Mary Booze who nobody is happy to see when she's
13 on a rampage. I love Miss Mary, but she can be
14 a little rough at nine o'clock in the morning.
15 I appreciate seeing you out. Makes the people
16 feel like you are truly making an effort on
17 behalf of you all.

18 MR. PRIESTER: I'm trying.

19 MS. DAVIS: I don't think we sing a
20 song for him that much, but we really should
21 because he does a great job.

22 COMMISSIONER SALLY: You don't have to
23 convince me. I've worked with him many years.

24 MS. DAVIS: I do think not enough
25 attention is being paid to the these -- the

1 parking issue didn't come up today, but I was
2 speaking with the mayor earlier today, and I'm
3 going to see what we can do about making the
4 city property along Flagler Street, I know you
5 know when you drive down, it's on the left-hand
6 side, I'm going to see if we can get some lines
7 put there that designates the parking area,
8 because there are specific tenants, one that you
9 know of in building 34 that has a lot of cars,
10 and somehow she never gets caught because nobody
11 is around to catch her either. It's not fair
12 for the people who live there for their
13 visitors, people who don't have stickers or want
14 to park and can't park, because the person
15 parks -- occupies the whole space, and like
16 there's not enough room to park a car, but it's
17 too big a space to be between cars. So you see
18 her come up, and she will pull up next to one
19 car and back that car up and fit that one in and
20 she does it for a whole row. It's not fair. I
21 know that's not Housing Authority property,
22 which is why I was talking to the mayor just
23 today about seeing what we can do to take care
24 of that, or maybe some sort of permit parking or
25 something, because the parking is a terrible

1 issue and it gets really bad.

2 The towing, I spoke with Mr. Pounder
3 quite awhile ago, I was here, my grandfather
4 lives in this building, and I came to bring him
5 some food, and someone put a sticker on my
6 window. And I spoke with him, I asked, why
7 would you put a sticker on my window, and I have
8 a Housing Authority thing, and I wasn't parked
9 in anyone's space, he said, oh, we do that. I
10 said, well, I would like to see you do that in
11 Manahan Village, because that's where the big
12 issue with the parking is. I have never seen a
13 sticker on a window in Manahan Village. And I
14 know that if any of you have been there, you
15 know that that's where the major parking issue
16 is. People come, hang out, go to the park, park
17 there. They don't care about the people who
18 live there. And it gets really out of hand. I
19 really would like to see -- I don't know how you
20 decide like if this gets done, but I don't
21 think -- I was only here for seven minutes
22 dropping off food that my mom prepared for my
23 grandfather, and I got a sticker on my window at
24 two o'clock in the afternoon. So I would like
25 to see somebody at Manahan Village putting

1 stickers on windows, and maybe issuing -- I
2 don't know, you guys can't issue tickets, but
3 something needs to be done about that. You're
4 singling out one area that's important with
5 regards to parking. So I'd like to see
6 something done about that.

7 COMMISSIONER CRIPPEN: I'd like to make
8 a comment.

9 MAYOR DOUGHERTY: I want to do
10 something before I forget, I don't know if the
11 Housing Authority, Doug, if you noticed when we
12 do our cooling centers, and the pool
13 availability. So I don't know if you're linked
14 in to Facebook and to our town web, you should
15 link in to our Facebook, everything is posted.
16 So cooling centers are open until the 29th of
17 the month, and the town pool is open to all
18 residents of Morristown, just have to have an ID
19 and they can use a pool in this heat wave. So
20 if you're not, we will make sure you get on the
21 notification list, whoever we are supposed to
22 notify, so it gets out among the senior building
23 and Manahan Village.

24 MR. MANFREDI: Thank you.

25 MAYOR DOUGHERTY: Especially with the

1 air conditioner issue.

2 COMMISSIONER CRIPPEN: I didn't bring
3 up parking, I know there was an old proposal in
4 our packet that Roy had previously talked about
5 going to one sticker per family. When I was
6 down at the property today I noticed that -- I
7 mean, there was a lot of empty spaces but it was
8 also early in the day, so it wasn't really that
9 relevant, but about every fifth car did not have
10 a sticker on it. So I can imagine the
11 congestion that is going to happen when everyone
12 comes home later in the day. I think that's
13 something that needs to be really reconsidered
14 is how the stickers are issued. I think you
15 start at one sticker per unit per family, and
16 then maybe have a lottery for the second sticker
17 as it were. But it's certainly something that
18 needs to be --

19 MS. DAVIS: I think you're confused
20 about the issue. It's not about people who live
21 there and want to park there and don't have a
22 sticker. It's about people who just come to
23 hang out in the park and the area and they just
24 occupy all the spaces. It's not about the
25 resident sticker.

1 COMMISSIONER CRIPPEN: Right. But I'm
2 just saying when I was down there today, many of
3 the cars did not have stickers.

4 MS. DAVIS: It's common place, and
5 nothing is ever done.

6 COMMISSIONER CRIPPEN: And they should
7 be towed and towed more regularly. I don't know
8 how often the towing company is being called. I
9 don't know what happens if a resident calls the
10 towing company.

11 MS. DAVIS: Nothing. They can't. Only
12 Mr. Pounder can. And he doesn't live here so --

13 COMMISSIONER CRIPPEN: I think they
14 should consider calling the towing company more
15 often. Clearly if it's a common event it's got
16 to happen more often.

17 CHAIRMAN CHERELLO: Do we have visitor
18 stickers?

19 MR. POUNDER: No. The last time I
20 towed Manahan Village I towed four days in a
21 row. I towed Tuesday, Wednesday, Thursday,
22 Friday. I towed four days in a row. In the
23 daytime we don't usually tow, in the daytime,
24 because some people have visiting nurses, and --

25 MS. DAVIS: Then they should be allowed

1 special visitor's passes for their cars. We
2 should establish some sort of system like that.

3 COMMISSIONER WHITE: Alongside the
4 resident center there's a lot of space to park
5 for visitors. And if you live in Manahan
6 Village and you have a car, you have to register
7 with the Housing Authority, you need a sticker
8 on your car. Because if they don't see a
9 sticker it's going to get towed. So -- and I
10 know it's not enough parking down there.

11 COMMISSIONER CRIPPEN: Are those spots
12 designated as visitors spots or commonly
13 known --

14 COMMISSIONER WHITE: No, that's the
15 town's property. It's owned by the town.
16 Anybody can park there. And you can get 20 cars
17 down there. They go all the way down around the
18 playground. Probably can get 30. So there's no
19 need to really go into the resident slots.

20 MS. DAVIS: But it's up to you all to
21 enforce and put the stickers on the windows,
22 because that's frustrating. Luckily when I got
23 the sticker on my car I called Mr. Pounder and
24 he came right out and said, I'm sorry, and
25 scraped it off. That was lucky for me. If I

1 had to sit there and figure it out, it would
2 have been awful. He had some special tool to
3 get it off. But if you are inconvenienced in
4 that way enough times, you know they going to
5 put a sticker on your car, you don't want to
6 park there or your car could get towed.

7 COMMISSIONER CRIPPEN: Is that being
8 done today, at these spots, the stickers --

9 MS. DAVIS: The stickers are done here
10 at the senior buildings but not Manahan Village.

11 COMMISSIONER CRIPPEN: Not anywhere
12 else? Is there a reason for that?

13 MR. POUNDER: That's how I indicate to
14 the towing company what car to take. I put a
15 sticker on which either window is facing the
16 drive, I put a sticker in the front window
17 that's how they identify --

18 MS. DAVIS: When you're towing.

19 MR. POUNDER: Right. But I don't do it
20 during the daytime, because during the day
21 there's so many open spaces.

22 MS. DAVIS: I guess you could say that,
23 but the daylight hours last longer. And you
24 know because you ride through there, I see you
25 there, people hang out there, it's a shade tree,

1 so it's hard for --

2 COMMISSIONER WHITE: I'll tell you
3 what, you can't go to the Beverly's and park
4 there no matter what, they'll tow you out of
5 there. Just because it's daytime and there's
6 spots available, if you don't have a sticker
7 you're not supposed to be parked there.

8 MS. DAVIS: I believe at the Beverly's
9 there is a person who's job it is to notify the
10 towing people. If someone parks there illegally
11 minutes later there's a tow truck. So people
12 know all over, don't park in the Beverly's, you
13 can park in Manahan Village though, because you
14 won't get towed. Don't park in the Beverly's
15 unless you want your car towed. So if we work
16 together to establish ourselves as sticklers for
17 dealing with this issue, then we can manage it.
18 The mayor and I met along with my business
19 administrator before the weather broke, and I
20 believe I spoke to you about this, just in
21 anticipation of the hanging out and the melee
22 that is on the corner of Flagler and Clyde Potts
23 in the summer months, a lot of it had to do with
24 parking. If we can enforce the parking rule,
25 then we can mitigate a major part of that awful

1 loitering.

2 COMMISSIONER CRIPPEN: Something I
3 might want to suggest also, maybe it's not
4 appropriate, I just know we do it other places,
5 for the towing company it means money, the more
6 cars they tow the more money they make. We have
7 in some places just told the towing company you
8 may visit this parking lot at any time, as many
9 times as you wish between these hours and these
10 hours, give them some kind of confines to stay
11 within, and I'll tell you what, they'll go there
12 three times during the night, because they're
13 going to make money. So maybe we give more
14 leeway to the towing company to visit at will so
15 it would be more of a deterrent for not parking
16 without a sticker. They make money and maybe
17 that all works out. Something to consider.

18 MR. POUNDER: I disagree with that.
19 That falls under rogue towing. And if you have
20 a company that comes into your property, like I
21 could put my car in the shop and have a loaner
22 car, they don't know, but they going to tow my
23 car. So then we going to be scrutinized for
24 that. I think that any time you tow out of a
25 property it needs to be authorized by the staff.

1 If it's assigned parking spaces and they're
2 assigned to people, then the people and the
3 staff have a right to call the towing company.
4 But when you have something like that, I don't
5 think it's right. Some people down there sick,
6 and some people --

7 COMMISSIONER CRIPPEN: I can see that
8 there's -- it's something that needs to be
9 discussed and flushed out.

10 MR. POUNDER: Some people got visiting
11 nurses. And I don't think it's right just to --

12 COMMISSIONER CRIPPEN: I think you said
13 the key thing, assigned spots is where it needs
14 to go.

15 MS. DAVIS: First of all, it should be
16 clear with housing, period. If you have a
17 visiting nurse, housing should know. That way
18 you can come here, go to Mr. Priester's office
19 or whoever's office and get something to sit in
20 your window. It seems so simple to me. I'm no
21 housing professional, but I think that would be
22 a really easy way. Like Mr. Pounder said, you
23 don't want to just be towing people's cars, like
24 your car is in the shop, you got a loaner, you
25 should let the Housing Authority know, and you

1 can have the temporary -- it's something that
2 has to be given however many days, or maybe it's
3 weekly or monthly, you know, based on whatever
4 the situation is, and a number coinciding with
5 the car so you know this isn't just some
6 photocopied version. We have to try something,
7 because like I mean --

8 COMMISSIONER SALLY: You might want to
9 think about it, Sonny, but you got guys riding
10 through there during the day, doing their work,
11 have them put some of those orange stickers in
12 the truck. If they ride through there and see
13 cars that don't have it, let them get out and
14 put that orange sticker on there. And then it
15 will deter. And at some point you can say,
16 look, this week towing company, why don't you go
17 down there on Tuesday and Thursday, next week
18 change it up. Anything you see with an orange
19 sticker, take it out of here.

20 COMMISSIONER WHITE: And if it's a
21 resident and they live there, that will force
22 them also to come over and get their car
23 registered.

24 COMMISSIONER CRIPPEN: Or visiting
25 nurse, they'll find out too.

1 COMMISSIONER SALLY: I think we have to
2 start doing something.

3 MR. POUNDER: Let me ask you this
4 question, so you want it towing in the day,
5 because we were always told there was a problem
6 with parking at night. You want to tow in the
7 day any time we there on site?

8 COMMISSIONER SALLY: Switch it up, yes.
9 Because I think it would be a deterrent. People
10 are going down there during the day parking are
11 the same people coming back at night, the same
12 people. But if their car gets towed during the
13 day, or some mother's car gets towed because
14 their son was hanging out on the corner, that's
15 going to be a problem. They're not going to
16 park there anymore. And that happens a lot. I
17 think we just need to do something different and
18 get it done. That's all. Get it done.

19 CHAIRMAN CHERELLO: Okay. Let's just
20 make sure we have it, because you know we're
21 going -- there's always going to be some push
22 back the other way. But let's just have it very
23 clear that we're instructing our staff to start
24 towing during the day.

25 COMMISSIONER SALLY: Yes.

1 MS. DAVIS: And one last thing. I know
2 you guys all have regular jobs, this is a
3 volunteer job you do. If you can make time to
4 come visit the garden club, it's really
5 something worth checking into it. It's a great
6 program. My daughter actually participates, she
7 calls it garden school. And she has a great
8 time. And I think it's something really cool to
9 show that our residents want to work together,
10 and they're doing something for themselves, and
11 that you are supporting them. I think it would
12 make Ms. Tawana feel very happy that you checked
13 it out. It's a really great program.

14 COMMISSIONER CRIPPEN: Where is the
15 garden located?

16 MS. DAVIS: What's the building next to
17 34?

18 COMMISSIONER WHITE: It's right
19 behind --

20 COMMISSIONER SALLY: 22.

21 COMMISSIONER WHITE: It's the building
22 I lived in.

23 MS. DAVIS: They've got like kale and
24 herbs. It's really nice. The kids sit out
25 every day. They water the plants every day.

1 It's a really great program. I don't think I've
2 heard of any program like this in Manahan
3 Village. It's something that can shed light on
4 what you're supporting for the benefit of the
5 residents. That's all.

6 COMMISSIONER CRIPPEN: Thank you.

7 CHAIRMAN CHERELLO: Okay. Do we have a
8 motion to adjourn?

9 COMMISSIONER WHITE: Wait a minute. I
10 just want to thank Joe, because you're
11 volunteering tonight. You said that everybody
12 around this table are volunteers, so thank you
13 for working for free.

14 (Laughter.)

15 I make a motion to adjourn.

16 COMMISSIONER SALLY: I second it.

17 (Meeting was adjourned.)

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