

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, October 23, 2017
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

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

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

DOUGLAS PRIESTER, Acting Executive Director
LIZETH TAVERAS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
CYNTHIA SARGENT, AMP Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

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

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

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

1 CHAIRWOMAN DENMAN: I, Maureen Denman,
2 chair of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown and
4 presiding officer at this meeting do hereby
5 state it is now 6:07 in the evening on October
6 23, 2017, and we are convening at 31 Early
7 Street, Morristown, New Jersey. And do hereby
8 announce publicly that proper notice of this
9 board meeting has been provided in accordance
10 with the New Jersey Open Public Meetings Act.

11 All rise for the pledge of allegiance.
12 (Flag was saluted.)

13 CHAIRWOMAN DENMAN: Roll call, please.
14 (Whereupon, roll call was taken with
15 all members noted being present.)

16 CHAIRWOMAN DENMAN: Meeting is now open
17 to the public.

18 MS. INESTROZA: Lorena Inestroza, 39
19 Early Street, Morristown, New Jersey. I was a
20 little disappointed there was no meeting last
21 week, so I have a few things that I wanted to
22 bring up. We have a -- I have a lease and a
23 rules and regulations booklet which are
24 inconsistent. So I was wondering if maybe we
25 can get them both on the same level. One is

1 regarding the pest control and -- pest and bugs,
2 whatever. One says that there's no exceptions,
3 all residents will be exterminated, and then I
4 was told I have to put in a work order. So I'm
5 not too sure which way that runs, and how to
6 make sure that I get on a list. I'm going by
7 what was given, so I was assuming that, but I
8 don't think anybody has ever entered my
9 apartment to exterminate.

10 Second part is when we had the special
11 bed bug extermination employee from whatever
12 pest control came out, I think he was a little
13 ineffective. He came to my door, knocked and
14 said, ma'am, do you have problem with bed bugs,
15 I said not that I know of. And before I could
16 say to him, but you're welcome to come in and
17 look, he said, okay, have a nice day, and walked
18 away. So I know that me being of sound mind and
19 I don't have bed bugs, but I'm not sure how some
20 other tenants -- there's some tenants that have
21 a little aggression issues that don't want
22 anybody in their unit, so I think it would be a
23 little detrimental for the tenant to dictate
24 whether there are bed bugs or not.

25 I wanted to know if we have a lease in

1 Spanish for our Hispanic residents whose primary
2 language, their first language is Spanish,
3 because I know there's some conflicting
4 information. There's been some outside meetings
5 with different organizations that are very
6 welcoming to the Hispanic community, and there's
7 been some concerns regarding the proper -- who's
8 in charge, and if -- there's concerns that with
9 a stroke of a pen they can be evicted and don't
10 know there's a process for them to go through, a
11 court process if there's such issues. I thought
12 maybe if we can get leases in Spanish for them
13 so it makes it easier for them to understand
14 maybe, possibly.

15 Maintenance, we had an issue last week,
16 I'm sure you heard about it, where a tenant was
17 locked out for about three hours because of some
18 confusion with who was on call, whoever was on
19 call, or allegedly the telephone company
20 transferred, whatever the situation is, and then
21 it was brought to my attention that only certain
22 pay grades or titles within the maintenance
23 department are allowed to be on call. Mechanics
24 are allowed to be on call and not laborers. So
25 if somebody can go on record and let me know

1 what town or county these mechanics live in, I
2 think it's detrimental to us as residents that
3 we have to wait if somebody has to come from
4 Roselle or Newark or wherever, and why we can't
5 amend that for a laborer to be part of a team
6 that allows somebody to come in, whoever is on
7 call is what I want to say.

8 So regarding heat, I know there was
9 some confusion on October 13th whether the heat
10 should be turned on. We were told that the
11 maintenance supervisor was going to decide
12 whether or not the heat should be turned on, and
13 if it was it wouldn't be until October 15th.
14 But I think municipal ordinance supersedes any
15 state, and I think our municipal ordinance is
16 September 15th, or depending on the temperature
17 earlier. So maybe we can get, I don't know, if
18 the maintenance crew knows what our local
19 ordinance is.

20 CHAIRPERSON DENMAN: We will address
21 all your questions when you're done.

22 MS. INESTROZA: I have another concern
23 I brought up a couple of months ago regarding my
24 shower curtain. I was wondering if the
25 maintenance crew knew what the length of a

1 standard shower curtain was and if they can give
2 me an answer, if they wanted to answer that. I
3 think a standard shower curtain is anywhere
4 between 71 and 72 inches and up, and my bar is
5 permanently screwed into my walls. My bar sits
6 at 71 inches, therefore my shower curtain sits
7 four inches on the floor. I'm wondering if we
8 can get on the same page and get some basic
9 knowledge of what standard lengths are of
10 certain things that are safety, for basic
11 safety.

12 And I think I'm about done for now.

13 CHAIRPERSON DENMAN: Okay. Thanks,
14 Lorena. We're going to let Mr. Priester take
15 the majority of those. The incident last week,
16 I received a call from Commissioner Vega,
17 responded three minutes later, and I actually
18 came over here and saw the tenant.

19 MS. INESTROZA: I was there waiting. I
20 didn't see --

21 CHAIRPERSON DENMAN: I went up into his
22 apartment.

23 MS. INESTROZA: After he got in?

24 CHAIRWOMAN DENMAN: Yes. And the issue
25 was the battery was dead in the phone. So there

1 were ten rumors that went around, but what the
2 issue was was the battery was dead in the phone.
3 It happens. It's a fluke. If Sonny wants to
4 speak on the action that was taken, I can
5 absolutely ask him.

6 But in regard to the shower curtain, I
7 don't believe that falls within the purview of
8 the responsibility of the maintenance staff that
9 they should know what the measurement of a
10 shower curtain is.

11 MS. INESTROZA: They're installing the
12 rod. My rod is permanently installed in my
13 wall. So how would they not be responsible for
14 that?

15 CHAIRWOMAN DENMAN: Douglas, you want
16 to go down the list?

17 MR. PRIESTER: With the lease being in
18 Spanish, we will do that. And any notices that
19 will be sent out to our residents will also be
20 in Spanish.

21 The bed bug situation, normally when
22 you call in a work order stating you have an
23 infestation, or be it bed bugs, roaches or mice,
24 when you put in that work order you want a
25 special treatment so the exterminator knows to

1 treat your apartment differently than a
2 normal --

3 MS. INESTROZA: That was my question,
4 what is the normal. I don't think anybody has
5 ever visited my unit on the second Tuesday of
6 the month.

7 MR. PRIESTER: There's a schedule per
8 building.

9 MS. INESTROZA: Right. The schedule I
10 was given when I moved in in July is from 2016,
11 if you want to see it. There's nothing that
12 addresses 2017. So I just assumed it might have
13 been the same schedule. But can somebody give
14 me proof somebody has been in my unit on the
15 second Tuesday of every month, because I don't
16 think anybody has been there.

17 MR. PRIESTER: I can check the log.
18 And that goes along with the exterminating. And
19 maintenance, we did update the voicemail, so if
20 the battery goes out, or you can't get ahold of
21 the on-call maintenance man you'll be able to
22 contact Mr. Pounder directly.

23 MS. INESTROZA: Great.

24 COMMISSIONER BANKS: May I ask, when
25 was that -- are we doing, Commissioner Vega, are

1 we still doing that maintenance checkup system,
2 like when somebody puts in a call to maintenance
3 there's a certain procedure so we will be able
4 to see the call?

5 COMMISSIONER VEGA: I don't know if
6 they implemented the system to that extent.

7 MR. PRIESTER: Not yet. It's in
8 procedure now. Most likely I will meet with
9 them on Monday.

10 COMMISSIONER BANKS: Okay.

11 CHAIRPERSON DENMAN: The heat question.

12 MR. PRIESTER: The heat, it is from May
13 1st to October 15th, but the town did call us to
14 let us know there were complaints, and Mr.
15 Pounder and his crew did turn on the heat two or
16 three days earlier.

17 MS. INESTROZA: I was told by the Town
18 of Morristown that municipal law supersedes
19 state depending on where you're located in the
20 state. And the state -- our municipal ordinance
21 says September 15th.

22 MR. PRIESTER: Yes. But the
23 temperature wasn't cold enough to turn on the
24 heat.

25 MS. INESTROZA: But we are being told

1 it's October 15th but it's not, it's September
2 15th.

3 MR. PRIESTER: I'll check that and
4 clarify and let you know.

5 CHAIRPERSON DENMAN: Sonny, do you have
6 anything to add?

7 MR. POUNDER: Yes.

8 MS. HARRIS: My name is Adia Harris.
9 I'm just here to explain to you what's been
10 going on the last couple of months in my house.
11 I had mold issues, it's been going on for
12 months. I recently was in contact with Sonny
13 who came and got the extermination team to come
14 out and they --

15 CHAIRWOMAN DENMAN: Give your address
16 and unit.

17 MS. HARRIS: The problem I had was in
18 3602, I'm now in 2007 Clyde Potts. My whole --
19 I have a two month old which is a newborn and a
20 four year old boy, and we had to throw away
21 everything in my house. The only thing in my
22 new apartment is the two TVs I was able to keep,
23 which we got a lawyer and the lawyer saying keep
24 it as well. With babies come baby showers. I
25 had a baby showers and literally all of his

1 stuff had to go. And I don't feel like I was
2 treated as I should have during this process.

3 The night that was happening I was
4 instructed by Sonny and by the guy who did the
5 pros on Friday. After the two days they
6 decontaminated I could go back in my apartment,
7 and when I returned it smelled like chemicals,
8 you can smell the mold. HUD came in the
9 beginning of September. She said she could feel
10 the moisture in the air. And I didn't know I
11 was supposed to be evacuated then. But we
12 stayed in for a whole two weeks. And then once
13 the pros came and did their process I was
14 instructed to go back into that same apartment
15 with all the moldy stuff with my two young kids.
16 And because of that I'm taking my newborn back
17 and forth to the hospital. My other son has to
18 go to a specialist. And I don't feel like we've
19 been treated, it's now almost three weeks, and
20 we don't have any reimbursement, so we're
21 sleeping at my mom's house on the floor, because
22 I don't have any furniture. My son has to go to
23 Wal-Mart every day to get clothes because he has
24 no clothes, and I don't think that was right at
25 all.

1 COMMISSIONER BANKS: Where was the
2 mold?

3 MS. HARRIS: When the guys came to
4 check my apartment the spores was in my four
5 year old son's room, and when they were there
6 they themselves threw everything away. And when
7 I went back to I guess clean out what I can,
8 everything, I had pictures, I emailed some to
9 Mr. Priester that I had on my phone. Everything
10 has mold on it. My kitchen table, I couldn't
11 take nothing. And I just had a baby shower, his
12 crib had mold on it, all his clothing,
13 everything. And I have been putting together a
14 list for Mr. Priester, and I feel like I can't
15 cap everything that I've lost, but we've lost
16 everything.

17 COMMISSIONER BANKS: Were you put up in
18 a hotel?

19 MS. HARRIS: The first day I was. We
20 went on a Wednesday when the pros came out. I
21 was instructed to go to a hotel. I took my mom
22 to the hospital, she's fighting cancer right
23 now. Between going through this, I'm the person
24 that takes care of her, I didn't leave the
25 hospital with her until about 8:45, nine o'clock

1 that night. When I got to Parsippany where the
2 hotel was the reservation wasn't paid for. So I
3 had to drive all the way to East Orange to stay
4 at a friend's house. The next day I was
5 instructed I'd be at the Best Western in
6 Morristown, I stayed one night, left my son and
7 my things there, take by son to school, went
8 back to the hospital, when we returned Friday
9 night the room wasn't paid for. When I couldn't
10 reach Mr. Priester I called Sonny, he instructed
11 me the guy from Pros say it was safe to go in
12 there, the machine was out, and I was to him,
13 would you take your kids in there. I have two
14 young boys and myself. They took the machines
15 out. The guys when they came from Pros they
16 came in with masks and gloves. How you want me
17 to return my kids with mold in it and coming in
18 with masks and gloves and instructed by the guy,
19 you know what his instructions are and what I
20 feel is morally right is two different things.
21 I can't take -- even now, it's been weeks, I
22 gave my weeks to Ms. Cynthia and to go in and
23 finish cleaning out it was crazy. I don't think
24 that was fair at all. We had a hotel room two
25 days, and sleeping on the floor four days and

1 still now sleeping on the floor four weeks
2 later.

3 CHAIRPERSON DENMAN: Let me ask,
4 because there's some missing components of this.
5 I thought that they were moved to a different
6 apartment.

7 MS. HARRIS: We are.

8 MR. PRIESTER: They are.

9 CHAIRPERSON DENMAN: You have to submit
10 to us -- we will pay through our insurance all
11 your losses.

12 MS. HARRIS: I submitted a list to Mr.
13 Priester that totaled up to seven, \$8,000 that
14 was just -- I've done it room by room, because
15 my mom is in the hospital with cancer. So far
16 I've submitted my son's room. The Pros, they
17 threw everything away. His room, living room
18 and kitchen is what I submitted so far. I was
19 told what I submitted I wouldn't be able to get
20 the full price of. And everything got submitted
21 to him. It wasn't all my loses. I'm already
22 taking a cut because I can't total up everything
23 I lost. And so that list -- and I haven't done
24 myself or my newborn, and all his stuff is gone.
25 So yes, I'm submitting a list, but I'm being

1 told I'm not going to get the majority of what I
2 lost.

3 CHAIRPERSON DENMAN: What we're going
4 to do is, there's just no way that you can come
5 up with numbers for things that, you know, Pros
6 threw out. I mean, I know what they threw out
7 because of all the mushrooms. Mr. Priester and
8 Mr. Manfredi will work with you to come up with
9 a number that you feel you're being compensated
10 fairly for.

11 I mean, is there any way that we can
12 send somebody over to help her go through
13 everything?

14 MS. HARRIS: It's already done. The
15 majority of the stuff of had to leave. My keys
16 are returned. My issue now is I'm in a new
17 apartment, but I'm in an empty apartment with
18 two TVs. I'm sleeping on my mother's floor
19 because we don't have any furniture. It's been
20 three weeks.

21 CHAIRPERSON DENMAN: So I'm going to
22 put this out there, how fast can we get her a
23 check?

24 MR. PRIESTER: Probably in a day.

25 COMMISSIONER SCHMIDT: Do we have any

1 provision for a tenant's assistance program
2 where we give her a temporary loan, wait for a
3 check to come in from the insurance and make
4 everyone whole?

5 MR. MANFREDI: We can work with our
6 carrier. We are going to claim back through our
7 insurance, except for deductibles. I'll talk to
8 Mr. Priester tonight after the meeting and we
9 will act on it tomorrow.

10 MS. HARRIS: I want to say, see how
11 quickly that just happened? I feel that should
12 have happened weeks ago. I have been making
13 phone calls and reaching out to everyone I can.
14 I'm not on the board, I'm not into politics, I'm
15 a great tenant. I don't give maintenance people
16 any problem. I felt that should have been taken
17 care of. I have two kids and a mother with
18 cancer. This should have been done weeks ago.
19 Thank you.

20 CHAIRPERSON DENMAN: Thank you.

21 COMMISSIONER CHERELLO: Douglas, can we
22 get a report on what type of mold this is,
23 and --

24 MR. PRIESTER: They did provide us with
25 the information, but they said it was white mold

1 and not black mold. And the black mold is more
2 dangerous than the white mold.

3 MS. HARRIS: I have been to two
4 specialists so far.

5 COMMISSIONER CHERELLO: Just to be
6 familiar with the rate of speed that this
7 spread, because if it's a problem, if it's
8 something that can move this quickly, we better
9 address it before we have more and more places.
10 I would like to know basically everything about
11 the mold and exactly what occurred.

12 MR. PRIESTER: Could be ventilation.

13 MS. HARRIS: He said the wall in my
14 son's room should have come down. That was his
15 initial opinion. Whatever they did with the
16 machines, we came back two days later, there's
17 something I thought I could take had grown mold
18 on it as well. Whatever they did with the
19 machine didn't stop the mold growing because
20 it's still growing.

21 CHAIRWOMAN DENMAN: They seem to think
22 there was a correlation between the old air
23 conditioning, the fact that the room was closed
24 up, but for the mushrooms and mold to grow at
25 the rate of speed it did, it was in the lamps,

1 it was everywhere.

2 COMMISSIONER CHERELLO: I want to
3 have -- I think the board, because if it's
4 something that's can creep up in the next
5 apartment, if it moves this quick, but also we
6 aren't going to rent that until we get a clean
7 bill of health on it. Right?

8 MR. PRIESTER: That's true.

9 COMMISSIONER VEGA: My last question,
10 so we know the source was from the air
11 conditioner?

12 MS. HARRIS: No.

13 COMMISSIONER VEGA: The source of
14 moisture, where it came from --

15 MS. HARRIS: When the guy from Pros
16 came he said it could have been a mixture of two
17 things. I live on a hill, it could have been
18 the water coming down the hill. Once he figured
19 that out he went and put gravel, whatever, to
20 dry that up. Then they thought it could have
21 been a pipe bust or something under my house. I
22 tour out my AC, have the windows open. Before
23 they came two months before that the guy came
24 and said my window cases were sweating, wiped it
25 down. That was being done. It wasn't because

1 of my AC or whatever the case, whatever.

2 COMMISSIONER VEGA: We got to find the
3 source of the moisture, that and the --

4 CHAIRWOMAN DENMAN: The Pros is not a
5 specialist.

6 COMMISSIONER VEGA: A specialist will
7 come out and find out the first detection of
8 moisture, and once that's found we can submit
9 that to our insurance carrier. Because that's
10 what they're going to want to see, the immediate
11 source of the moisture.

12 COMMISSIONER CHERELLO: Can we stay on
13 top of every other apartment in that building?

14 MR. PRIESTER: Yes.

15 COMMISSIONER CHERELLO: That requires
16 several days a week somebody going -- there has
17 to be, because if it moves this quick I can't
18 see it only being confined to the one apartment.

19 COMMISSIONER VEGA: Got to get maybe
20 Servpro back out there. Go with them.

21 MR. PRIESTER: Will do.

22 CHAIRPERSON DENMAN: Thank you,
23 Douglas.

24 Any other member from the public
25 wishing to address the council.

1 MR. POUNDER: I need to address the
2 board. My name is Darlington Pounder. I'm the
3 maintenance senior mechanic here at the housing
4 authority. A few weeks ago the hot water boiler
5 in six, eight and ten broke down, a pipe
6 underground burst. Once the pipe burst I phoned
7 and called Mr. Rogers, who was the executive
8 director, at the time. He told me this is an
9 emergency, get the pipes mended. In the
10 meantime the water heater and the storage tank
11 in ten were shot, they were no good. So while
12 Ryan Company was fixing the boiler, the ground,
13 the pipes in the ground, he told me to go get
14 three quotes real quick for the storage tank and
15 the hot water boiler. That's what I did. After
16 that it was repaired, Mr. Vega came to the
17 office, called me -- told me that I was
18 misappropriating funds, spending money like I
19 want to. And I was trying to tell him I was
20 following procedure. He called me a --

21 CHAIRWOMAN DENMAN: Okay. This is not
22 appropriate.

23 MR. MANFREDI: I don't want to stop you
24 Mr. Pounder at all. I don't mean to interrupt
25 you.

1 CHAIRPERSON DENMAN: You can address
2 the --

3 MR. POUNDER: Okay.

4 MR. MANFREDI: Can I point out, I don't
5 mean to interrupt you at all. I just want to
6 tell the board, Mr. Pounder has an attorney, and
7 as the attorney has brought this matter to my
8 attention, Mr. Priester's attention just so
9 you're aware, and so unfortunately the board
10 can't respond at this time. I don't mean to
11 interrupt you, Darlington, or be rude to you at
12 all.

13 MR. POUNDER: I want the board to know
14 I've called the IG's office and I filed a formal
15 complaint against Commissioner Vega for the way
16 he spoke to me.

17 COMMISSIONER VEGA: Good job.
18 Unbelievable.

19 CHAIRPERSON DENMAN: Thank you, Sonny.

20 Yes, Mary?

21 MS. BOOZE: I didn't really want to
22 come here tonight because I know it's going to
23 be a good night for me and Mr. Priester. But I
24 I'm here tonight because I have a problem. I
25 can recall that when I talked to Mr. Priester I

1 asked him about the resident center. I'm very
2 concerned, although I do get a little change
3 every month from him. But I'm concerned because
4 the building, 1.2 million dollars building was
5 built for the residents of Manahan Village. We
6 been three months, and I want to know when are
7 we going to get someone to come in to look and
8 see what's going on. When I talk to Douglas, he
9 said to me that we have to go out for bids. So
10 I don't know when we going out for the bids. I
11 hope it's not in December, because they got to
12 fix the roof and all that. But being that it's
13 for the residents center, it's for the residents
14 of Manahan Village and everywhere else, I've had
15 several phone calls that they want to have
16 repasts and whatever at the building. So now
17 it's condemned we not making any money. And it
18 don't look like we're going to get it fixed,
19 because the roof didn't just start leaking last
20 week, it's been like that for four years or
21 more. So now we want to get it fixed I think
22 it's time to get it fixed. Because they always
23 told me if it's not broke, don't fix it, but if
24 it's broken let's fix it. That's the resident
25 center.

1 Lorena mentioned about the mice and
2 everything. I got up Sunday morning, I have a
3 mice on the trap. They used to come every other
4 Tuesday and exterminate, then I stop seeing
5 them. So I want to know what happened with the
6 every other Tuesday. I did put in a special
7 treatment for the two that coming up, hopefully
8 I can see them. But when I said to the
9 maintenance man, to the exterminator, what
10 happened, you need to go down in the basement,
11 because we was sitting out one day and the mice
12 came out of the basement and walked down the
13 sidewalk. So it's not funny. You need to start
14 exterminating downstairs too, not just hit here,
15 here, the kitchen and maybe the bathroom and
16 call it a day.

17 I can't not pay rent and fight mice
18 like that. Almost had a heart attack. I saw
19 him before I went to bed. I woke up Sunday
20 morning getting ready for church and here this
21 mice up there on the sticky board. I'm scared.
22 Throw him in the bag, out the door, get somebody
23 to throw him in the dumpster. We shouldn't have
24 to live like that. It's getting out of control.

25 The parking is out of control. We got

1 big signs up there saying -- come on Maureen,
2 don't. We got big signs up there saying parking
3 for residents. I don't know what it say because
4 it's got a lot of words up there, no meaning to
5 any of them. And then when you driving down the
6 street and you looking for a park, the thing
7 isn't even turning the right way so you can see
8 what it's saying. So if you want to know what
9 the sign is saying you got to get out of your
10 car, look up and try to read it. Like I said, a
11 lot of words with no value. We need to put a
12 parking for residents only, no parking, or
13 whatever. But what we got up there now is not
14 working.

15 The last time I was at the meeting I
16 talked to Mike Cherello about the parking for
17 handicapped. I am one of those handicapped.
18 And I like to see a sign up there saying parking
19 for handicapped only. He said oh, well, you got
20 numbers. What is numbers? They parking there
21 anyway. But if you had a handicap sticker there
22 they might consider that this is somebody
23 handicap. So we got three people right there
24 handicap. The lady sitting in her car to four
25 o'clock in the morning because the tow company

1 never showed up. That's not going to get it.
2 So hopefully you can fix that issue too. Thank
3 you very much.

4 Mike, you don't have to pick up your
5 phone because I know how to tell time. I know
6 you're very impatient with me tonight. I will
7 be back for the second posting.

8 CHAIRPERSON DENMAN: Thank you, Mary.
9 Actually on that issue -- go ahead.

10 MR. JEFFERSON: My name is Glen
11 Jefferson, maintenance mechanic. Live at 31
12 Early Street. I want to talk about the overtime
13 as far as my sick days, 37 sick days, and I went
14 to the doctor twice, eye checkup and a
15 colonoscopy test. In a week I got three and a
16 half hours taken from me and I came with an
17 excuse, and the next week I went for the eye
18 checkup, doctor wrote me an excuse, I got hours
19 taken from me for overtime. I want to know how
20 that work. You might explain that to me.

21 COMMISSIONER CHERELLO: Mr. Manfredi,
22 we have two grievances here, and it seems we
23 have a couple of other questions. Is it
24 possible we can go into closed session and deal
25 with the personnel matters?

1 CHAIRPERSON DENMAN: I'm the chair,
2 Mike, can you ask me to be recognized?

3 COMMISSIONER CHERELLO: I'm asking if
4 it's legal to go into closed session for
5 employee matters.

6 MR. MANFREDI: We have two complaints
7 on that issue which we have to respond to. And
8 right now it was referred by Mr. Priester to me
9 on either Thursday or Friday last week to
10 investigate it. And I'm in the process of doing
11 that. So I am aware. They're on a HUD
12 complaint form.

13 COMMISSIONER CHERELLO: Let me ask you
14 this question, a legal question. Step one for
15 the grievance, step one would be Douglas?

16 MR. MANFREDI: Yes. And it was
17 submitted to Douglas.

18 COMMISSIONER CHERELLO: You have yet to
19 give a reply.

20 MR. PRIESTER: No. I did check with
21 Ms. Washington to see our employee handbook, the
22 status and the rules and regulations of that.
23 So I'm trying to see if they stand or do we need
24 to update it.

25 COMMISSIONER CHERELLO: What step does

1 the gentleman come in front of this board for a
2 hearing, two or three?

3 MR. PRIESTER: What was that?

4 COMMISSIONER CHERELLO: What step would
5 he come here to appeal? Let's say you ruled
6 against him, does he now -- where does he go
7 now, in front of the full board for appeal?

8 MR. PRIESTER: Right.

9 COMMISSIONER CHERELLO: So that would
10 be step two. And step three would be an
11 arbitration hearing?

12 MR. PRIESTER: Correct.

13 COMMISSIONER CHERELLO: So we're
14 just -- I'll let Mr. Manfredi tell you where we
15 are in this matter. Because we're not -- you
16 have to follow the steps or everybody runs into
17 problems if we don't follow the steps properly.

18 MR. MANFREDI: Mr. Jefferson, we
19 received your complaint, and right now the
20 executive director is going to give you a
21 response to that. And then if you're satisfied
22 it will end there, if you're not you have a
23 right to go a step further to the board. And we
24 will put all that in writing for you. But the
25 agency does have your complaint as Mr. Priester

1 indicated, and he'll be responding.

2 MR. JEFFERSON: I want to know if we
3 have sick days why can't you take them.

4 COMMISSIONER CHERELLO: Also there's
5 ten days to respond.

6 MR. PRIESTER: Ten days.

7 COMMISSIONER CHERELLO: Ten days to
8 respond.

9 MR. MANFREDI: You'll have a prompt
10 response, sir.

11 COMMISSIONER BANKS: Madam chair, I
12 want to talk about residents being charged for
13 normal wear and tear. I think I mentioned this
14 last month. What is being done -- I mean, who
15 determines what is normal wear and tear, like a
16 toilet seat? I mean, that's normal wear and
17 tear. Why are tenants being charged for that?
18 And what other --

19 CHAIRWOMAN DENMAN: Can I just -- can
20 we just go in order? We can come back to that
21 for new business.

22 COMMISSIONER BANKS: That's really old
23 business. I talked about that last month.

24 MR. MANFREDI: Right now we're at the
25 public comments, and old business is just the

1 third step.

2 COMMISSIONER BANKS: Okay.

3 MR. MANFREDI: We are at approval of
4 minutes, Madam Chair.

5 CHAIRPERSON DENMAN: Can I get a motion
6 to approve the minutes?

7 COMMISSIONER SCHMIDT: Can I make a
8 comment on this? It's going to sound like a
9 small moot point, but we're really not approving
10 minutes, we're approving a transcript. I'm not
11 comfortable approving a transcript. Going
12 forward we should have minutes from the meeting.
13 That would apply approving a transcript reading
14 every single line and agreeing everything was
15 verbatim. I'm not disagreeing with a transcript
16 going forward, but I don't think we should be
17 approving it in the form saying we are approving
18 minutes personally. We should have minutes,
19 minutes being a very summarized version of the
20 events of the meeting we can all agree to. That
21 may sound miniscule, but I think it's a big deal
22 when you consider what we're agreeing to.

23 MR. MANFREDI: Whatever the pleasure of
24 the board is.

25 CHAIRWOMAN DENMAN: If you want to

1 suggest approving the transcript.

2 COMMISSIONER SCHMIDT: We can call it a
3 transcript approved, that I'd rather that go on
4 the record first and foremost, but it should be
5 minutes going forward, minutes to summarize the
6 actions taking place.

7 COMMISSIONER CHERELLO: You want
8 something more than a transcript?

9 COMMISSIONER SCHMIDT: I want something
10 that's minutes, not a transcript.

11 CHAIRPERSON DENMAN: A summary.

12 COMMISSIONER SCHMIDT: Minutes being a
13 much more summarized version. The standard,
14 this person spoke, not word for word what the
15 person said.

16 COMMISSIONER CHERELLO: The transcript
17 is a much more detailed document.

18 COMMISSIONER SCHMIDT: Right. I don't
19 know that's exactly what was said. I'm relying
20 on our very kind and --

21 COMMISSIONER CHERELLO: She's not kind.
22 She gets paid.

23 COMMISSIONER SCHMIDT: Right.

24 COMMISSIONER BANKS: I don't
25 understand, you said you don't want to rely on

1 what she's typing?

2 COMMISSIONER SCHMIDT: I'm saying I
3 can't personally verify what she recorded is
4 exactly what was said during the meeting, and
5 that's what we are being asked to do with the
6 transcript. It's completely unrealistic for
7 someone to approve. I would have to do my own
8 tape recording to verify what she said and said
9 yes and verifying that. The point is not to
10 approve a transcript, it's to approve minutes.

11 COMMISSIONER CHERELLO: Why would it be
12 any different with minutes? How do you know --

13 COMMISSIONER SCHMIDT: Minutes are
14 summarized. I can say this happened and that
15 happened and not write it down. And that's what
16 we are approving.

17 COMMISSIONER BANKS: How would I know
18 the person that is doing the minutes is --

19 MR. MANFREDI: Can we just have one at
20 a time for purposes of the court reporter?

21 CHAIRWOMAN DENMAN: You know what, for
22 the purpose of -- can we get it summarized so
23 that we approve a summary of the transcript?

24 MR. MANFREDI: Both will exist, there
25 will be a summary and the transcript will still

1 exist, and each commissioner will have a summary
2 of the topics discussed, because it is hard to
3 remember verbatim every word.

4 COMMISSIONER CHERELLO: We did switch
5 to this format because we couldn't -- we were
6 having problems with the summary of the minutes.

7 COMMISSIONER SCHMIDT: Fair.

8 COMMISSIONER CHERELLO: So why not get
9 a documentation word for word? That's why we
10 went to this.

11 COMMISSIONER SCHMIDT: I'm not
12 disagreeing, let's have the transcript. What we
13 approve should be a minutes version of what
14 occurred at the meeting.

15 CHAIRPERSON DENMAN: For one last time,
16 can we get a motion to approve the transcript?
17 Somebody make a motion.

18 COMMISSIONER VEGA: I'll make a motion.

19 CHAIRPERSON DENMAN: Thank you, Mr.
20 Vega. Can I get a second?

21 COMMISSIONER BANKS: Second.

22 CHAIRPERSON DENMAN: All in favor?

23 (Whereupon, roll call was taken with
24 Commissioner Cherello, Commissioner Banks,
25 Commissioner Vega and Commissioner Denman voting

1 in favor, Commission Schmidt abstaining.)

2 CHAIRPERSON DENMAN: Douglas, executive
3 report.

4 MR. PRIESTER: In our public housing we
5 have two vacancies in Manahan Village, there are
6 four vacancies at Early Street, three vacancies
7 at 39 Early Street, and three at 29 Ann Street,
8 with two units being scheduled for the November
9 1st lease-ups.

10 Housing Choice Voucher Program is
11 operating at a 93 percent utilization rate. No
12 new vouchers have been issued due to budget
13 cuts.

14 Maintenance, 287 work orders were
15 completed for the month of September.

16 Modernization, all the parking lots
17 have been completed, paved and numbered.

18 No finance committee meeting.

19 And also I sent out letters for the
20 residents advisory board. 16 people showed
21 interest, four from Manahan Village, eight from
22 the Housing Choice Voucher Program and four from
23 the senior buildings. I will meet with the
24 resident relationships committee to schedule
25 setups, send out letters advising them they have

1 been chosen for the RAB board, and we will meet
2 accordingly.

3 And then to address the resident center
4 repairs, like Ms. Booze said, the problem is or
5 has been ongoing, but there's two problems. The
6 roof in the HVAC unit, if you fix the roof and
7 not repair the AC and the heat, then there's no
8 need for really the use of the resident center.
9 So there are steps and procedures that we do
10 have to follow. We have to secure an engineer
11 to draw up specs.

12 MS. BOOZE: It don't sound good but
13 it's okay.

14 MR. PRIESTER: And that's due to HUD
15 guidelines. Once they draw up the specs and the
16 engineers are addressed, we can contact or go
17 out for bids. And that might take 30 days to 60
18 days to come in. Then after the proposals then
19 the bids would go out. And we did secure an A&E
20 firm, which was LAN, they are in the process of
21 completing all the work, and they said the bids
22 will be finalized the week of -- this week. And
23 at that point we would go advertise for the
24 bids, and then select a bid once they go through
25 our legal counsel.

1 COMMISSIONER VEGA: If I may, prior to
2 the bid selection was yourself, Roy Rogers --
3 they chose the selection of bids and you graded
4 those bids.

5 MR. PRIESTER: Right.

6 COMMISSIONER VEGA: So now that Roy
7 Rogers is not here --

8 MR. MANFREDI: You mean the A&E?

9 COMMISSIONER VEGA: No, no, for the
10 bids for the engineers.

11 MR. PRIESTER: No, the bids --

12 MR. MANFREDI: The bids haven't been
13 issued.

14 COMMISSIONER VEGA: I apologize. My
15 question is this, right now in the bid process,
16 who is approving the bids, for other bids for
17 other things of that nature, who's approving the
18 bids on the --

19 MR. PRIESTER: So far we haven't
20 submitted any.

21 COMMISSIONER SCHMIDT: He's asking who
22 is going to.

23 COMMISSIONER CHERELLO: Do you have a
24 panel in place to --

25 COMMISSIONER VEGA: Roy Rogers is not

1 here, but you were already, so who's the third
2 person is what I'm asking.

3 MR. PRIESTER: One of the
4 commissioners, and it would be -- if two other
5 commissioners want to do it, do it that way.

6 COMMISSIONER BANKS: Somebody from
7 buildings and grounds.

8 COMMISSIONER CHERELLO: I would think
9 depending --

10 CHAIRWOMAN DENMAN: Mr. Manfredi would
11 like to make a statement, please.

12 MR. MANFREDI: Just for the board's
13 information, it's not always helpful, where we
14 are now, Vice Chair Vega, is the bid should
15 issue this week, it will be outstanding for 30
16 days. Once the bid day is due there's a public
17 opening. At that point Mr. Priester, the
18 engineer, ultimately myself will go through
19 those, and they will be ranked. Because as you
20 know in this situation it's the lowest
21 responsive and responsible bidder that's
22 entitled to the contract, but ultimately it
23 comes to the board. Only the board can award
24 the bid. So it will come to the board with a
25 recommendation with all the documents having

1 been reviewed.

2 COMMISSIONER VEGA: That answers my
3 question. Thank you.

4 COMMISSIONER CHERELLO: Douglas, just
5 to go back to Resident Advisory Board, could you
6 go over those numbers again? You got so many
7 from --

8 MR. PRIESTER: Four from Manahan
9 Village, four from the senior building, and
10 eight from the Housing Choice Voucher Program.

11 COMMISSIONER CHERELLO: Okay. Is that
12 board going to be balanced, or do you intend to
13 use all those individuals?

14 MR. PRIESTER: According to HUD
15 guidelines we can use all of them.

16 COMMISSIONER CHERELLO: Only because
17 the Section Eights don't have as much skin in
18 the game as Manahan Village and -- so I don't
19 know if I want to have eight votes of Section
20 Eights and only four from seniors and four from
21 Manahan Village. I think we need some balance
22 there so no one group -- and to be honest with
23 you, I'm fine they're part of the program, but
24 I'm surprised that many Section Eights would
25 want to get involved in the nitty gritty of

1 senior and Manahan Village. That doesn't make
2 sense to me.

3 COMMISSIONER BANKS: HUD allows for,
4 because of the amount of units that we have of
5 Section Eight --

6 COMMISSIONER CHERELLO: They allow it
7 and they say it, but I think it should be
8 balanced. I don't think eight members of
9 Section Eight should be able to sway a meeting
10 that deals with senior buildings.

11 COMMISSIONER BANKS: Right.

12 COMMISSIONER CHERELLO: That's all.

13 MR. PRIESTER: We can address that.
14 I've seen in the past where it's two and two
15 from each building.

16 COMMISSIONER CHERELLO: I don't have a
17 problem with a larger board, and I certainly
18 don't want to exclude them. I just don't know
19 that a large -- it's strange the largest number
20 of people interested are the least involved.

21 CHAIRPERSON DENMAN: But the previous
22 one was very heavy with seniors. Correct?

23 MR. PRIESTER: Correct.

24 CHAIRPERSON DENMAN: There was I think
25 only one representative from Manahan Village, if

1 that.

2 COMMISSIONER CHERELLO: That's why
3 we're going to correct it.

4 CHAIRPERSON DENMAN: Right. Exactly.

5 MR. PRIESTER: That's just about it.
6 And I did get in contact with a company that
7 specializes in the RAD program, the resident
8 assistance direction. So they will come out for
9 a free consult to check our portfolio. And that
10 coincides with physical assessments needs. It
11 goes along with the capital fund, but also will
12 give us an idea of how to spend or how to attain
13 funding for Manahan Village or our properties
14 altogether.

15 CHAIRPERSON DENMAN: And do we have an
16 existing physical assessment?

17 MR. PRIESTER: I couldn't find one, but
18 just to go ahead and do one.

19 CHAIRPERSON DENMAN: Is that it?

20 MR. PRIESTER: That's it.

21 CHAIRPERSON DENMAN: Thank you,
22 Douglas.

23 We've got three resolutions. First one
24 is 2017 --

25 COMMISSIONER BANKS: I thought we were

1 going to do old business next.

2 CHAIRPERSON DENMAN: Old business --

3 MR. MANFREDI: The one in the packet is
4 different.

5 CHAIRPERSON DENMAN: I'm using the one
6 that was on top.

7 MR. MANFREDI: We should be using the
8 one in the package. Everything is included in
9 it. But we should be following that.

10 COMMISSIONER CHERELLO: You're at
11 committee reports.

12 MR. MANFREDI: We won't miss anything.

13 CHAIRPERSON DENMAN: So the first
14 resolution, 2017-29, schedule dates for board of
15 commissioners meeting for fiscal year 2018,
16 which is included in the packet. And Mrs.
17 Booze, you'll be happy to hear that Clyde Potts
18 is right in the rotation. So there's three
19 meetings scheduled for 2018.

20 MS. BOOZE: If the building is fixed.
21 Thank you, Maureen, for that information.

22 CHAIRPERSON DENMAN: The building will
23 be fixed. I'm confident in Douglas.

24 Can we get a motion to approve
25 resolution 2017-29?

1 COMMISSIONER VEGA: I'll make that
2 motion.

3 CHAIRWOMAN DENMAN: Thank you,
4 Commissioner Vega.

5 COMMISSIONER SCHMIDT: Second that.

6 (Whereupon, roll call was taken with
7 all members voting in favor.)

8 CHAIRPERSON DENMAN: Resolution
9 2017-30, approving and authorizing the acting
10 executive director to issue and advertise a
11 request for proposals for physical needs
12 assessment and energy audit services. Can I get
13 a motion?

14 COMMISSIONER VEGA: Motion.

15 CHAIRPERSON DENMAN: Thank you.

16 COMMISSIONER SCHMIDT: What does this
17 mean exactly?

18 CHAIRWOMAN DENMAN: Physical assessment
19 needs.

20 COMMISSIONER BANKS: Second.

21 (Whereupon, roll call was taken with
22 all members voting in favor.)

23 CHAIRWOMAN DENMAN: 2017-31, resolution
24 approving and authorizing a cost of living
25 adjustment to the salary of all housing

1 authority employees. Can I get a motion?

2 COMMISSIONER BANKS: I'll make a
3 motion.

4 CHAIRPERSON DENMAN: Thank you.
5 Second.

6 COMMISSIONER SCHMIDT: Second.

7 COMMISSIONER CHERELLO: Question, do we
8 have a number associated with that?

9 MR. PRIESTER: Two percent.

10 COMMISSIONER SCHMIDT: Should that be
11 reflected in the resolution?

12 COMMISSIONER CHERELLO: Is that
13 necessary?

14 CHAIRWOMAN DENMAN: Yes.

15 COMMISSIONER SCHMIDT: Thank you for
16 bringing that up.

17 MR. MANFREDI: If it doesn't contain
18 it, with Mr. Priester's authority and the
19 chairman's authority we will amend it to reflect
20 the two percent.

21 COMMISSIONER SCHMIDT: Can we amend the
22 resolution then?

23 CHAIRPERSON DENMAN: Approved with the
24 amended two percent.

25 (Whereupon, roll call was taken with

1 Commissioner Cherello, Commissioner Banks,
2 Commissioner Schmidt and Commissioner Denman
3 voting in favor, Commission Vega voting
4 against.)

5 CHAIRPERSON DENMAN: Committee reports.
6 Building and grounds subcommittee.

7 COMMISSIONER VEGA: I have a report to
8 submit. It's not total. I'll let you guys read
9 it. If you don't mind I'll read it out loud.
10 Real quickly, I'm trying to take the initiative
11 for the building and grounds committee, and go
12 down through all the properties every day.
13 That's what I do. Every day after work since I
14 have been here I have been going down to Manahan
15 Village, through the senior complexes, and I've
16 noticed a lot of things. What I was able to do
17 was use the real estate assessment and
18 inspection guide provided by the Housing and
19 Urban Development and it was utilized in finding
20 any deficiencies.

21 A physical tour of all the numerous
22 findings and/or deficiencies were found. At the
23 last meeting held on August 28th, 2017, copies
24 of photos and reference to these findings were
25 provided to Roy Rogers, former executive

1 director, and Douglas Priester, acting executive
2 director. Nothing has been done on any of those
3 that I've noticed on my tours throughout since
4 then, not one. The recommendation from the
5 buildings and grounds subcommittee is we first
6 address those deficiencies that first appear to
7 be the easiest to resolve, include regular day
8 to day schedule of housing authority to remove
9 the trash from the refuge shoots twice a day at
10 all senior complexes, and observation of more
11 than half a dozen lights on the exterior of all
12 the senior building were found to be
13 non-working.

14 At night on numerous occasions the
15 laundry room and boiler room doors were left
16 propped open which creates a security concern
17 for the residents. And I was able to take a
18 tour with Mr. Priester, and the windows on 29
19 Ann Street I found were in horrendous condition.
20 I don't know how the seniors are able to open
21 those windows.

22 The interior lighting in the hallways
23 should be improved at all senior sites at
24 Manahan Village. Many deficiencies were
25 discovered. However, a more descriptive list

1 will be submitted at the next meeting.

2 I can't tell you, I don't have enough
3 paper right now to tell you about the
4 deficiencies in Manahan Village. But I would
5 hope that going forward, and this is just, you
6 know, a subcommittee, it's up to you to respond,
7 Mr. Priester and Mr. Pounder. So I'm just
8 asking that you guys start taking the necessary
9 steps going forward to make sure some of these
10 things are taken care of. That's all.

11 CHAIRPERSON DENMAN: Can I just ask a
12 question, do you have any other members on this
13 subcommittee?

14 COMMISSIONER VEGA: Mr. Cherello, he
15 said he would help me, and Ms. Banks said she
16 had mentioned she was having some health issues
17 and that she might want to abstain. That's when
18 she asked to be on the subcommittee for the
19 personnel.

20 CHAIRPERSON DENMAN: But we just
21 ratified the resolution electing the
22 subcommittees. So you have been basically
23 single-handedly acting --

24 COMMISSIONER VEGA: That's what we have
25 to do. No one is going to do it.

1 CHAIRPERSON DENMAN: So I mean, it
2 looks like you put quite a bit of time and
3 energy into this, and I think, I say it
4 facetiously, but trust me it's no laughing
5 matter, these buildings are in hellacious
6 condition, some much worse than others. I would
7 just caution you that we are advisory
8 committees. We have entrusted Mr. Priester as
9 acting director to oversee the staff and the way
10 that this housing authority is managed. I think
11 this -- I know you gave him some photos, or Mr.
12 Rogers, but do you have those photos?

13 COMMISSIONER VEGA: He made copies and
14 gave them back to me as well. And everything I
15 did was based off the REAC, pre-inspection
16 reports and things of that nature.

17 COMMISSIONER CHERELLO: Have you
18 reviewed that? Did you get a chance?

19 COMMISSIONER VEGA: He hasn't reviewed
20 it with me, no.

21 COMMISSIONER CHERELLO: Have you had
22 time to look through that?

23 COMMISSIONER VEGA: Through what?

24 MR. PRIESTER: The REAC inspection.

25 COMMISSIONER VEGA: I was asked through

1 email, I asked if I could have a copy of that,
2 of the inspection report, just for the buildings
3 and grounds.

4 COMMISSIONER CHERELLO: Is that the
5 only copy we have?

6 MR. PRIESTER: Yes.

7 COMMISSIONER VEGA: Is it that whole
8 book?

9 MR. PRIESTER: Yes.

10 COMMISSIONER CHERELLO: I think a
11 lot -- well, hopefully we paid -- it looks like
12 they produced quite a bit of work there.
13 Hopefully a lot of the concerns you have and
14 you've seen are going to be reflected in the
15 pre-REAC inspections, and we're going to address
16 them. If you have a chance maybe you can -- you
17 know in your mind some of the highlights that
18 you have. Right?

19 COMMISSIONER VEGA: Correct.

20 COMMISSIONER CHERELLO: Maybe you can
21 see if they're in there.

22 COMMISSIONER VEGA: I'm sure they are.
23 There was also some changes recently. In a
24 closed group I'd like to address this a little
25 more, so I'd like to make a motion we speak of

1 this at closed group versus taking up time
2 during the meeting. There's been a lot of
3 changes. I don't know if you're up to date, or
4 Mr. Pounder was up to date on the new REAC
5 inspection.

6 CHAIRPERSON DENMAN: Unless it's
7 personnel or attorney-client, it doesn't warrant
8 going into closed session to discuss.

9 COMMISSIONER VEGA: That's great. If I
10 could have it back. That's great then. Based
11 on -- I mean, it's just so much to list, but at
12 this point in time it's up to the REAC
13 inspectors to decide whether or not if he feels
14 he has a finding, a level three finding, if he
15 feels that way he can warrant a level three
16 finding. It doesn't have to be written in the
17 handbook. But there's been so many changes, I
18 hope we are abreast of these changes, just chalk
19 on the wall. If you find three instances of
20 chalk on the wall, it's a level three. It's
21 just fencing, a lot of things in there. I don't
22 know if you guys are abreast of the new REAC
23 inspection guidelines and I hope you are.

24 CHAIRPERSON DENMAN: I think between
25 that and the physical assessment needs finally

1 being addressed, they're going to have basically
2 a score board to reiterate everything you just
3 shared, if not more detail.

4 COMMISSIONER VEGA: Okay. That's all I
5 have.

6 COMMISSIONER SCHMIDT: Madam chair,
7 what kind of timeline do they have to I guess
8 implement the pre-REAC findings? Going through
9 that it looks like it might take a month on its
10 own.

11 MR. PRIESTER: They're broken down by
12 levels, level one, two and three. They were
13 completed in September. HUD will come out in
14 November 13th, on November 13th, to start the
15 REAC inspections.

16 COMMISSIONER VEGA: Have we taken the
17 steps already to try to make those repairs?

18 MR. PRIESTER: Yes, we've started on
19 level threes and twos.

20 COMMISSIONER CHERELLO: We should have
21 a preliminary maybe by December's meeting.

22 MR. PRIESTER: Maybe.

23 COMMISSIONER CHERELLO: From them.

24 MR. PRIESTER: Yes.

25 COMMISSIONER CHERELLO: They usually

1 give you an indication fairly quickly.

2 MR. PRIESTER: Right. They do.

3 COMMISSIONER CHERELLO: So we found in
4 the last couple of years having this inspection,
5 the pre-REAC inspections done, paid a lot of
6 dividends. Hopefully we will see that again
7 this year. And Sonny, you're content with how
8 you're progressing with this?

9 MR. POUNDER: Most of it is done.

10 CHAIRPERSON DENMAN: Okay. Moving
11 right along. Personnel subcommittee. Mike, you
12 want to report?

13 COMMISSIONER SCHMIDT: Sure. We've
14 been quite busy. The timing came very well for
15 the new commissioner training because we were
16 able to get actually a session of training. Mr.
17 Vega was there and Commissioner Denman as well.
18 We had an actual job description for an
19 executive director in there, and actually part
20 of the session was going through the thought
21 process for how do you go about advertising for,
22 what to look for, how to do that process. The
23 timing was perfect. We were able to start with
24 the job description that we can see used in
25 other places, a boilerplate one that had all the

1 important pieces of information in there, all
2 the important requirements and specifications
3 for the job.

4 We also then took a step back and said
5 what's kind of deficient right now, what do we
6 see lacking from an administration standpoint,
7 and making sure we are running a professional
8 shop. From a goal setting and looking forward,
9 whether technology or just embracing an
10 innovative organization, and going forward, and
11 also focusing on residents and making sure we
12 are putting them in the proper priority. As all
13 things there are specific needs of our
14 organization right now. So we added all that
15 into what was a boilerplate one and cleaned it
16 up so it made sense for Morristown, and we
17 actually got that out and posted recently on
18 Indeed, and already have over 50 applications
19 there. By law it's required to be, Commissioner
20 Denman, help with me with the acronym --

21 CHAIRWOMAN DENMAN: NARO (ph).

22 COMMISSIONER SCHMIDT: NARO needs to be
23 posted with. So we're working through that as
24 well to make sure that gets posted and we want
25 to keep this timeline moving.

1 COMMISSIONER CHERELLO: Wait a second.
2 I don't ever recall this board having a
3 discussion as a board that we wanted to do this
4 ourselves. So I --

5 CHAIRWOMAN DENMAN: Do what ourselves?

6 COMMISSIONER CHERELLO: The last two
7 times we've hired a search consultant. I don't
8 think this board is capable of handling the
9 search for an executive director on our own.

10 CHAIRPERSON DENMAN: You know what, I
11 respectfully --

12 COMMISSIONER CHERELLO: You disagree.
13 I know that. I don't think we're capable of
14 doing that.

15 CHAIRPERSON DENMAN: Honestly, I worked
16 in talent acquisition for 20 years.

17 COMMISSIONER CHERELLO: You haven't
18 worked in housing.

19 COMMISSIONER VEGA: You should have
20 three people on your board, you only have two.
21 It shouldn't be just you and Michael.

22 MR. MANFREDI: Let's not speak over one
23 another for purposes of the court reporter.

24 CHAIRPERSON DENMAN: Excuse me, we have
25 already put together an interview committee. We

1 vetted this through.

2 COMMISSIONER VEGA: What does the vice
3 chair say about this. When did the vice chair
4 hear --

5 (Rapping of gavel by Chairperson.)

6 (Board members speaking over one
7 another.)

8 MR. MANFREDI: One at a time.

9 COMMISSIONER VEGA: You can rap that
10 gavel all you want, but you better start telling
11 us what's going on and not keeping it to
12 yourself. This is not a dictatorship. You
13 don't run this show. It should be ran like a
14 board.

15 CHAIRPERSON DENMAN: Really, this is --

16 COMMISSIONER VEGA: If she wants to be
17 on the subcommittee she should be on the
18 subcommittee. I make a motion for her to be on
19 the subcommittee because it's not run by two
20 people.

21 COMMISSIONER BANKS: May I speak, Madam
22 Chair?

23 CHAIRPERSON DENMAN: Can we finish this
24 first?

25 COMMISSIONER SCHMIDT: I'd be

1 interested to hear some of the concerns and what
2 a consulting firm would provide, because I think
3 there's a lot of people applying that see this
4 job as a real opportunity. There's plenty of
5 people that have that experience out there. I'm
6 curious to understand what you think I guess a
7 consulting firm would provide that we wouldn't
8 by posting in the appropriate platforms. Maybe
9 there is. But right now I'm giving an update on
10 what --

11 COMMISSIONER CHERELLO: Do you feel
12 after your five or six months being on this
13 housing authority you have the expertise to go
14 out and handle this?

15 COMMISSIONER SCHMIDT: I think, I'll
16 tell you to answer that question more directly,
17 I think what we've done so far in terms of
18 putting a job description together that's
19 sufficient -- definitely capable of doing what's
20 required of an ED, we can see that from what's
21 available out there. A lot of this is
22 boilerplate. And do I think I can hire someone
23 on my own, no, that's why we're putting a panel
24 together.

25 COMMISSIONER CHERELLO: Did you ask Mr.

1 Vega or Ms. Banks what we wanted to see in an
2 ED? No, you haven't. And this is one of the
3 things that hiring a search consultant does,
4 because Mr. Manfredi will tell you we spent an
5 entire day with the search consultant that we
6 hired last time as a group, and we set up what
7 we wanted. Isn't that right, Joe?

8 MR. MANFREDI: We hired a consultant
9 before we -- we made an effort before Mr. Rogers
10 was hired to hire an executive director and use
11 the consultant at that time. That was --

12 COMMISSIONER CHERELLO: Correct.

13 CHAIRPERSON DENMAN: So number one, we
14 were trying to be fiscally responsible. There's
15 been an inordinate amount of monies spent, as
16 you well know, Mr. Cherello, in the last ten --
17 I don't even want to say ten, 20 years. You
18 know what, we've got Mr. Manfredi, Douglas,
19 Councilwoman Davis, Commissioner Schmidt and
20 myself on the --

21 (Board members speaking over one
22 another.)

23 COMMISSIONER VEGA: Let me -- she wants
24 to speak.

25 COMMISSIONER BANKS: May I speak, Madam

1 Chair?

2 CHAIRPERSON DENMAN: Commissioner
3 Banks.

4 COMMISSIONER BANKS: Please. I spoke
5 to HUD and asked them -- told them I wanted to
6 go on the personnel committee. They said that
7 they thought that I should be on the personnel
8 committee because I'm a resident and I'm a
9 commissioner. Now, regardless of whether we
10 voted or not, we have voted on items and then
11 went back and amended them at the next meeting.
12 So even though I was voted onto buildings and
13 grounds, we can modify that and put me on
14 personnel. So don't act as if we can't. And
15 another thing, Madam Chair, from the day you sat
16 in that chair you have always talked about
17 transparency, and what you guys are doing now is
18 not transparent. This is a full board. I sent
19 an email to you and Mr. Schmidt and every other
20 board member asking you was a job description
21 made, and will we be able to see that job
22 description before it's publicized. And I got
23 no response from you.

24 CHAIRPERSON DENMAN: Because that's a
25 violation of Sunshine Law.

1 COMMISSIONER BANKS: Another violation
2 is, what you guys are doing it looks
3 underhanded, and it looked deceitful. How
4 did -- what are we here for? This is not your
5 committee, Maureen. Why weren't we notified?
6 Just answer me that. Why --

7 CHAIRWOMAN DENMAN: Why weren't we --
8 you didn't even want to be on the personnel
9 committee.

10 (Rapping of gavel by Chairperson.)

11 (Board members speaking over one
12 another.)

13 COMMISSIONER VEGA: I was vice chair,
14 shouldn't I know something?

15 COMMISSIONER CHERELLO: The entire
16 board should be involved.

17 COMMISSIONER BANKS: Why wasn't the
18 board notified before you sent that job
19 description to HUD, how come we weren't
20 notified?

21 CHAIRPERSON DENMAN: Let me -- HUD
22 called, sent an email, and said Washington
23 wanted to be copied because of the sensitivity
24 of Roy Rogers and the investigation. They had
25 to review it and approve it.

1 COMMISSIONER BANKS: Why weren't we
2 involved in the process? Subcommittees aren't
3 just advisory. It has to come before the board
4 first.

5 (Rapping of gavel by Chairperson.)

6 (Board members speaking over one
7 another.)

8 MR. MANFREDI: One at a time.

9 COMMISSIONER BANKS: Answer my
10 question. Why was the board not notified that
11 you guys were working on the ad, that you had
12 sent the ad -- how come we weren't notified?

13 CHAIRPERSON DENMAN: Conversely why
14 wasn't the board notified that Mr. Vega was
15 going to tour 29 Ann Street?

16 COMMISSIONER VEGA: I worked with Mr.
17 Priester on that.

18 CHAIRPERSON DENMAN: We explained at
19 the last meeting we were going to be --

20 (Rapping of gavel by Chairperson.)

21 (Board members speaking over one
22 another.)

23 COMMISSIONER CHERELLO: Never said you
24 were going to go out and hire a new executive
25 director.

1 CHAIRWOMAN DENMAN: The board is out of
2 control.

3 (Board members speaking over one
4 another.)

5 COMMISSIONER BANKS: I wanted to be on
6 the personnel committee. You stated Michael
7 Schmidt and your qualifications. And then, what
8 qualifications.

9 (Board members speaking over one
10 another.)

11 COMMISSIONER VEGA: She's not even on
12 the board.

13 COMMISSIONER CHERELLO: She has no
14 right.

15 COMMISSIONER BANKS: What were the
16 qualifications you had?

17 CHAIRWOMAN DENMAN: Excuse me. We need
18 to adjourn.

19 MR. MANFREDI: One person at a time
20 because we are losing the minutes.

21 COMMISSIONER VEGA: I would like to
22 make a motion that we add Ms. Banks to the
23 personnel subcommittee. And for you to decide
24 that the liaison, Ms. Davis, be on that
25 committee prior to -- before you let a

1 commissioner who's been asking to be on with a
2 lot of emails --

3 CHAIRWOMAN DENMAN: She's not on the
4 committee, she's on the interview committee.

5 COMMISSIONER CHERELLO: (Inaudible.)
6 She's not part of this board.

7 CHAIRPERSON DENMAN: Neither is Mr.
8 Priester.

9 COMMISSIONER CHERELLO: Are you stupid?
10 He's the acting director.

11 CHAIRPERSON DENMAN: He's not a member
12 of the board.

13 (Board members speaking over one
14 another.)

15 COMMISSIONER BANKS: Should Hiliari
16 Davis be on the interview committee? Don't
17 sugar coat nothing. This is too important.
18 This -- we have such a horrible reputation, this
19 board. Our residents don't respect us because
20 we don't respect each other. And you are the
21 reason why, because you're doing stuff
22 underhanded.

23 CHAIRPERSON DENMAN: You know what,
24 this is not going to happen anymore. Not going
25 to happen anymore.

1 COMMISSIONER BANKS: Mr. Manfredi, in
2 the past who has been on the interview
3 committee? How has it been run in the past?

4 MR. MANFREDI: Do you want to know when
5 we had a consultant and when we did it without
6 one?

7 COMMISSIONER BANKS: Both.

8 MR. MANFREDI: So with the consultant
9 the consultant ranked all the applications that
10 came in after a meeting with the full board and
11 putting together a set of criteria that the
12 board put together. Then there was a committee
13 of board members that undertook interviews in
14 person and by phone, reported to the full board,
15 and then the full board did the interviews
16 again, and also had the opportunity to pick
17 anyone else from the list that they wanted to
18 interview. When it was done, that did not yield
19 anything. When it was done a second time, which
20 yielded Mr. Rogers, there was a committee of the
21 board formed in which the acting director was --
22 there were three commissioners and the acting
23 director. The same process was followed.
24 However, again, the board had the opportunity to
25 interview those that were ranked in the highest,

1 I believe five or six, and with the option to
2 interview anyone else that they wished to
3 interview.

4 COMMISSIONER BANKS: Thank you. Now,
5 the interview committee or whoever interviews,
6 those were board commissioners. Right?

7 MR. MANFREDI: In the past they were
8 board commissioners.

9 COMMISSIONER BANKS: Okay.

10 MR. MANFREDI: With the director, with
11 the acting director.

12 COMMISSIONER BANKS: Right. So why
13 should non-board members be part of the
14 interview process?

15 MR. MANFREDI: It's the decision of the
16 board.

17 COMMISSIONER BANKS: It's the decision
18 of the board, board, not just one person, or not
19 just two people. It's not a decision of the
20 personnel subcommittee. That's ridiculous.

21 MR. MANFREDI: The committee makes
22 recommendations to the board, the board approves
23 or rejects.

24 COMMISSIONER BANKS: We haven't been
25 given any recommendations.

1 COMMISSIONER SCHMIDT: Can we talk
2 about this instead of yelling?

3 CHAIRPERSON DENMAN: It's embarrassing.

4 COMMISSIONER BANKS: Girl, you
5 shouldn't talk about embarrassing.

6 COMMISSIONER SCHMIDT: I was giving my
7 update as personnel committee. I'm just serving
8 my role trying to move this thing forward
9 honestly. All we did so far was a job
10 description. So it's perfect --

11 COMMISSIONER BANKS: You did it wrong.
12 You did it wrong.

13 COMMISSIONER VEGA: You did do it
14 wrong. And all I'm saying --

15 (Board members speaking over one
16 another.)

17 COMMISSIONER VEGA: May I, Madam Chair?
18 I'd like to ask if you want to be fiscally
19 responsible, for starters, we start off with the
20 website, the NARO website and go from there. It
21 seems it's a typical thing going on for the past
22 50 years.

23 CHAIRPERSON DENMAN: It's almost six
24 grand.

25 COMMISSIONER VEGA: That's what you're

1 choosing.

2 CHAIRPERSON DENMAN: It's a requirement
3 of HUD that you post on NARO.

4 COMMISSIONER VEGA: It's not on there.

5 CHAIRWOMAN DENMAN: Because have you to
6 send them a check in order to put them on there.

7 COMMISSIONER VEGA: Why haven't we done
8 that yet?

9 CHAIRPERSON DENMAN: Because we just
10 finished the job description.

11 COMMISSIONER VEGA: You finished the
12 job description that no one has seen. You
13 changed the standards. You shouldn't have
14 changed the standards. You said you worked with
15 Mike on how you --

16 CHAIRWOMAN DENMAN: We didn't change
17 the standard. You were in the same class I was
18 in.

19 (Board members speaking over one
20 another.)

21 COMMISSIONER SCHMIDT: It's a
22 boilerplate job description.

23 COMMISSIONER BANKS: I feel that that
24 job description, nothing should be done with it
25 until we as a board sit back and review it. And

1 if it doesn't I'm going to raise the roof. I'm
2 going to raise the roof, and I mean that. I am
3 going to email everyone that I know at HUD,
4 because what you are doing is underhanded.

5 COMMISSIONER SCHMIDT: I understand
6 what --

7 COMMISSIONER BANKS: I'm telling you
8 what I'm going to do.

9 COMMISSIONER SCHMIDT: I just want to
10 --

11 (Board members speaking over one
12 another.)

13 COMMISSIONER BANKS: It's the process
14 we're talking about.

15 COMMISSIONER SCHMIDT: We're right in
16 the beginning of the process.

17 COMMISSIONER CHERELLO: You already
18 started the process.

19 COMMISSIONER BANKS: That's what we're
20 talking about.

21 COMMISSIONER CHERELLO: It won't go
22 further.

23 COMMISSIONER VEGA: We wouldn't have
24 known about it.

25 (Board members speaking over one

1 another.)

2 COMMISSIONER CHERELLO: You're going to
3 have board members sitting here and Hiliari
4 Davis is going to be interviewing somebody?
5 Come on. That's not right.

6 COMMISSIONER VEGA: That's not
7 appropriate.

8 COMMISSIONER CHERELLO: That's not
9 right. She's a liaison, she's not a member of
10 this board.

11 COMMISSIONER BANKS: Mr. Schmidt, you
12 can sit there with a confused look, but what
13 we're talking about is the process, the board,
14 full board should have been involved in the
15 process before anything went to HUD, it should
16 have come to this board.

17 CHAIRPERSON DENMAN: It went to HUD,
18 Ms. Banks, it went to HUD because we were told
19 that they got calls from two commissioners about
20 the job description, and that we had to send it
21 to them before anybody saw it. Damian
22 Salvatti (ph) --

23 COMMISSIONER CHERELLO: No, he did not
24 tell you that.

25 CHAIRPERSON DENMAN: You want to bet?

1 I'll forward you the email.

2 COMMISSIONER BANKS: Forward me the
3 email. You mean to tell me you told Damian
4 Salvatti that -- you told him, well, the full
5 board hasn't even seen any of this, he said,
6 okay, that's fine anyway.

7 CHAIRPERSON DENMAN: Nobody had seen it
8 for your review. It went to Ko (ph) or whatever
9 his name is down in Newark, and Salvatti down in
10 Washington.

11 COMMISSIONER BANKS: Why didn't it come
12 to us first?

13 CHAIRWOMAN DENMAN: They told us they
14 had to review it first.

15 COMMISSIONER BANKS: How did they know
16 about it?

17 CHAIRPERSON DENMAN: He came up here
18 and met with us, don't you remember that?

19 COMMISSIONER VEGA: That wasn't
20 prepared by then.

21 CHAIRPERSON DENMAN: They were informed
22 that Mr. Rogers was let go.

23 COMMISSIONER BANKS: I know.

24 CHAIRPERSON DENMAN: So the next step
25 is to hire a new director.

1 COMMISSIONER BANKS: Correct.

2 CHAIRPERSON DENMAN: That's how he was
3 informed. He got calls from two different
4 commissioners.

5 COMMISSIONER BANKS: The process, how
6 come the full board was not made aware before
7 you sent it to HUD? You couldn't circulate it
8 in email with what you were doing? And you
9 didn't do that.

10 CHAIRPERSON DENMAN: You're absolutely
11 right. You know what, conversely --

12 COMMISSIONER BANKS: Answer the
13 question, why didn't you do that? Why didn't
14 you send an email?

15 CHAIRPERSON DENMAN: I don't know. I'm
16 just saying --

17 COMMISSIONER CHERELLO: It shouldn't be
18 an email. We should have had a special meeting.

19 CHAIRPERSON DENMAN: This is in the
20 special class.

21 COMMISSIONER VEGA: That's the first
22 class you have taken. I haven't seen you at any
23 other classes. But I wasn't informed. And last
24 time I checked that says vice chairperson. I
25 wasn't informed of anything going on with HUD.

1 CHAIRPERSON DENMAN: You're vice chair.

2 COMMISSIONER VEGA: I'm just saying,
3 you know what, at the end of the day all we are
4 asking for is more transparency and the
5 guidelines not to be changed and for things not
6 to be changed.

7 COMMISSIONER BANKS: Is it your
8 intention now to publish that ad?

9 COMMISSIONER VEGA: I'm asking for it
10 to be posted on the NARO website and --

11 COMMISSIONER BANKS: No, don't post it
12 anywhere.

13 COMMISSIONER VEGA: At least --

14 COMMISSIONER CHERELLO: We don't even
15 know what the criteria is. We haven't seen it,
16 we haven't discussed it.

17 COMMISSIONER SCHMIDT: I want to say I
18 think we are under a timeline too, that
19 shouldn't -- we shouldn't sacrifice quality.

20 (Board members speaking over one
21 another.)

22 COMMISSIONER SCHMIDT: You keep
23 interrupting me. I'm really trying to talk. We
24 shouldn't sacrifice quality just to add a
25 deadline. I'm for transparency. I want to move

1 this forward. If you guys feel you need to see
2 this job description, totally. So let's do
3 that. And I look to my legal for how we do
4 this.

5 COMMISSIONER CHERELLO: I feel this
6 board should be involved in the process of
7 setting up a job description for executive
8 director, not just rubber stamping what you and
9 Maureen came up with.

10 COMMISSIONER SCHMIDT: And I don't
11 disagree with you.

12 COMMISSIONER BANKS: Also no outsiders
13 on this interview committee. It should be board
14 members and acting executive director.

15 COMMISSIONER SCHMIDT: We haven't moved
16 in that direction at all.

17 COMMISSIONER BANKS: You're on the
18 advisory committee.

19 COMMISSIONER SCHMIDT: We should look
20 to our counsel. We only meet once a month, and
21 we need to keep this moving. And the purpose of
22 subcommittees is to accomplish things in between
23 meetings but not to sacrifice making sure the
24 board gets the input. Totally. And here's our
25 meeting, we're here having a conversation, which

1 is right. I just want to know how we should
2 proceed to make this thing appropriate. Give us
3 guidance.

4 MR. MANFREDI: Thank you, commissioner.
5 We have to be careful doing things by email. Or
6 we violate the Open Public Meetings Act. You
7 can circulate the act. If you want you can send
8 your comments to me and I can coalesce them, go
9 back to committee, but unless we want to get it
10 before out before the next meeting we have to
11 have a special meeting. Can't decide by email.
12 Set a timeline. Let's give a reasonable time
13 for everyone to give input and comment. Does
14 that work for the full board?

15 COMMISSIONER SCHMIDT: I know I didn't
16 respond personally to your email because I was
17 waiting for a meeting to address these --

18 COMMISSIONER BANKS: I even called her
19 and she didn't answer.

20 CHAIRWOMAN DENMAN: Because I was told
21 not to buy our legal counsel.

22 COMMISSIONER SCHMIDT: Just so you
23 know, we can't do business that way, we need to
24 go through -- and Mr. Manfredi's approach makes
25 a lot of sense.

1 COMMISSIONER BANKS: I appreciate that.
2 Let me tell you something, from the very
3 beginning when you started writing on paper
4 about an executive director you should have
5 never did that. I'm talking about the process.
6 You should have never did it without the full
7 board.

8 CHAIRPERSON DENMAN: We are the
9 personnel subcommittee. Somebody had to get it
10 going. We took a template --

11 COMMISSIONER BANKS: You should have
12 brought it back to the full board.

13 CHAIRWOMAN DENMAN: We took the
14 template off the HUD website, did we not?

15 COMMISSIONER BANKS: You are supposed
16 to bring it back to the full board.

17 COMMISSIONER CHERELLO: Remember when
18 we met down at the Hamilton Farm, the entire
19 board met with the consultant. Now, we
20 certainly can have a meeting, that tells me we
21 can have a special meeting in private, all five
22 of us, to sit down and discuss what we want to
23 see in our next executive director.

24 MR. MANFREDI: We can have a special
25 meeting and it would be closed session. We give

1 the notice and Mr. Priester and I work out a
2 date. If you'd like to do it that way it could
3 be more efficient. I was suggesting to move
4 things forward as I'm hearing the board's
5 concerns, if you want to send it out,
6 Commissioner Schmidt, to everyone, send your
7 comments to me, we don't violate Opening Public
8 Meetings, we have a special meeting, all those
9 can be discussed. It's the decision of the
10 board.

11 COMMISSIONER SCHMIDT: The worst thing
12 that would come out of this if we don't -- if we
13 move forward on the executive director we don't
14 believe is the best person for the job, that's
15 not helpful.

16 COMMISSIONER CHERELLO: I doubt you'll
17 get the votes. If you want four votes you
18 better drag four people along into the process
19 or you ain't getting him.

20 COMMISSIONER SCHMIDT: And I hope this
21 moves that way. Mr. Cherello, would you rather
22 have a special meeting or conduct through Mr.
23 Manfredi as he suggested, since I hear your
24 concerns.

25 COMMISSIONER BANKS: Are we going to go

1 into closed session today?

2 COUNCILWOMAN DAVIS: I'd like to say
3 something.

4 CHAIRWOMAN DENMAN: Can I just --
5 Councilwoman Davis has to leave for a wake and
6 has to make a statement. Can we go out of order
7 here so we can give her the floor?

8 MR. MANFREDI: We will move to council
9 liaison comments.

10 COUNCILWOMAN DAVIS: First I want to
11 say to Mr. Cherello, you have the manners of a
12 farm animal and you should be ashamed. You
13 should be ashamed. And if you want to talk
14 about friends, let's talk about your friends.
15 It could be said I'm Angel Vega's friend,
16 because I'm the one who convinced him to apply
17 for this position. It can be said I am Miriam's
18 best friend, because I am the one who helped her
19 along in this process when the governor said no.
20 So let's talk about your friends. Don't ever,
21 ever feel like it's acceptable to defame me.
22 I'm not a member of this board, I am the
23 liaison. I'm very clear about my position, and
24 it's clear to me you're not clear about your
25 position, because if you were you would sit

1 there like an adult and you would be a
2 professional. But you lack the capacity, which
3 I understand, because you're a Neanderthal. But
4 I'm going to say this, my issues with this board
5 are that nothing gets done because you fight too
6 much. You two are teammates, which I can dig,
7 and you can think whatever you want to think.
8 You can think whatever you to think. I know you
9 guys are teammates. It really doesn't matter to
10 me because this is not my board. I'm here as a
11 liaison, but I'm also here as a resident. So
12 when it was brought to my attention that they
13 will need to interview for a new executive
14 director, I volunteered. No one invited me to
15 do anything. I volunteered because I am
16 concerned. I am concerned because I live right
17 next door to you, and what happens to you will
18 also inevitably happen to me.

19 COMMISSIONER BANKS: You're absolutely
20 right.

21 COUNCILWOMAN DAVIS: So I feel I have
22 just as much right as you or anybody sitting
23 here to make a decision about who gets to
24 represent me. Because they don't just represent
25 me, they represent my friends, they represent my

1 family. You understand that?

2 COMMISSIONER BANKS: Yes, I do.

3 COUNCILWOMAN DAVIS: So don't sit up
4 here and talk bad about me like I had something
5 to do with it, because I don't make any
6 decisions about this board.

7 Now, to Mr. Priester, my issues are --
8 I have two issues. My first issue is with Adia
9 Harris who is no longer here. I don't
10 understand why it's possible for you to come up
11 with we can get her some money tomorrow when
12 this poor girl has been sleeping on the floor
13 for three weeks. It's unacceptable and it's an
14 embarrassment. I live on the property so
15 certainly people see me, they're not real clear
16 about how things go, so I'm their point person.
17 They dump things on me all the time. There's a
18 girl in Ms. Bank's building who was in a whole
19 body cast last year. You knew all about it.
20 The girl got to walk 15 minutes from her bus to
21 her front door. She gets to park up the hill
22 almost by the Neighborhood House when there was
23 a spot available right next to Ms. Banks,
24 because I park next to Ms. Banks. And it took
25 you three weeks to supply her with that.

1 Actually she just started parking there
2 yesterday. It took four weeks for you to paint
3 that. I don't understand. Who is passing the
4 buck. And who is held responsible when you are
5 not informed about how things are not being done
6 properly. There's no explanation for you all to
7 be just finding out about what's happening with
8 these properties at this meeting. If your
9 tenants have an issue, you are their board. If
10 the tenants have an issue with who is managing
11 on your behalf, how do they then communicate
12 their issues if they're not getting it done?
13 There's no explanation for that little crippled
14 girl to be stumbling up the hill for four weeks
15 when I was the one who put in the call. Like
16 this girl, I watch her walking. You know what
17 I'm talking about. Walks right up the front of
18 the building, it takes the poor girl 15 minutes
19 to walk from the bus to the front door. And she
20 lives upstairs. How come she lives upstairs?

21 MR. PRIESTER: Because the mother has a
22 letter in her file stating that she did not want
23 that parking space, and she thought it was
24 therapeutic for her daughter to walk up and down
25 the stairs.

1 COUNCILWOMAN DAVIS: That's not what
2 she told me. She told me that she reached out
3 to you. And I could be wrong, I only have the
4 information that I was given by the tenant.
5 Again, I'm not on this board, I'm a resident,
6 I'm the liaison, and I feel like that changes
7 things, because I do have a way to reach out to
8 you and get you to answer my phone call or reach
9 out to any one of you because I have your
10 number, I have your number and I have your
11 number. So let's be clear, don't let it just
12 work for you, because it doesn't just work for
13 you or for you or for you or for any one of you.

14 COMMISSIONER BANKS: Thank you. But
15 let me tell you something, I'm a resident too.
16 I'm up here for the residents.

17 COUNCILWOMAN DAVIS: What am I hear
18 for? The people who live on Normandy Park? Get
19 the hell out of here.

20 COMMISSIONER BANKS: No, but what I'm
21 saying, you don't need to be on the interview
22 committee.

23 COUNCILWOMAN DAVIS: I don't. Maybe if
24 you had the capacity to be do it maybe you'd
25 have been selected.

1 COMMISSIONER BANKS: I do have the
2 capacity. Like she has the capacity. That's
3 your girlfriend.

4 CHAIRPERSON DENMAN: Okay. Let's move
5 this along. Schedule of bills. We need to go
6 to schedule of bills. We need to move this
7 meeting along. I have a motion to approve the
8 schedule of bills.

9 COMMISSIONER SCHMIDT: We're approving
10 two schedules of bills, this one from the
11 previous month and then this one as well?

12 CHAIRWOMAN DENMAN: Correct.

13 COMMISSIONER SCHMIDT: Is that in
14 effect approved?

15 COMMISSIONER CHERELLO: The fact we
16 didn't have a meeting it was approved.

17 COMMISSIONER SCHMIDT: Not to belabor
18 that point, that is interesting. Is that
19 normal, that's standard?

20 COMMISSIONER CHERELLO: That's the way
21 it's been for five years, six years.

22 COMMISSIONER SCHMIDT: You're not going
23 to be able to stop paying the bills. Okay.

24 COMMISSIONER VEGA: There's some
25 discrepancies on the bills I'd like to address.

1 CHAIRPERSON DENMAN: We got the bills
2 in our last packet.

3 MR. MANFREDI: I want to clarify that.
4 You got my attention. What typically happens is
5 there's a standing resolution when there's no
6 meeting for the acting executive director or
7 executive director to pay all necessary bills
8 incurred in the course of business subject to in
9 this case his review. However usually, if I'm
10 correct, Jean, the information is provided to
11 the board in its package, even though the
12 meeting doesn't occur, so at this meeting if
13 there is any question it can still be addressed.
14 But that's to prevent the agency from defaulting
15 on its obligations.

16 COMMISSIONER SCHMIDT: Okay. Thank
17 you.

18 CHAIRPERSON DENMAN: Okay. I'll repeat
19 that, can I get a motion to approve the schedule
20 of bills?

21 COMMISSIONER VEGA: It doesn't mean
22 we're paying them, it's just a motion to
23 approve.

24 COMMISSIONER CHERELLO: I make a
25 motion. And then second it.

1 COMMISSIONER BANKS: Second it.

2 COMMISSIONER CHERELLO: Mr. Vega has a
3 question.

4 COMMISSIONER VEGA: Yes, I do. It's
5 okay to address it?

6 CHAIRPERSON DENMAN: Absolutely.

7 COMMISSIONER VEGA: Something that we
8 will discuss in closed group is with the paying
9 of the Ryan Plumbing, I came in to pay the
10 bills. That will go into closed group. Hague
11 Service Corporation, I notice one, two, three,
12 four, five, six, seven payments of \$167 for a
13 total of \$1,016 for, I don't know what type of
14 work was done, whether it was a battery
15 replacement or what.

16 MS. WASHINGTON: Fire alarms.

17 COMMISSIONER VEGA: Fire alarms,
18 correct. I notice that there's -- Midwest
19 Inspections got paid, I never got a copy, I
20 asked for the pre-REAC inspection from Mr.
21 Priester, I was hoping to get that. But in
22 addition to, Jean, we were talking, I came in to
23 sign checks, and we also discussed -- give me a
24 second. I believe it was not Ryan Company, it
25 was for the uniforms. \$10,000 in uniforms for

1 bills that were being paid from 2013. And I
2 told that I felt that that was something that
3 needed to be discussed with the board. I don't
4 feel comfortable paying for uniforms dating back
5 from 2013. I think right now the amount that's
6 being allowed is excessive. It's excessive for
7 staff. I wanted to see if there's an
8 alternative that could be done in the future for
9 the uniforms. Right now paying bills from 2013
10 is unacceptable.

11 CHAIRPERSON DENMAN: Jean, can you
12 explain why they sent a bill, a three and a half
13 year bill?

14 MS. WASHINGTON: That company, the
15 working wear store, they've always got the
16 uniforms there, they always submit their bills
17 late.

18 CHAIRPERSON DENMAN: This is not late,
19 this is extremely late.

20 MS. WASHINGTON: I received the bills
21 in December 2016, and they had dates for 2013,
22 '14, '15 and '16. And some of them were wrong,
23 that's why I never paid it.

24 CHAIRPERSON DENMAN: So, you know
25 what --

1 MR. MANFREDI: If I may, Madam Chair,
2 usually once we close our budget year out, Mr.
3 Priester, we -- unless it's an exception we
4 can't really go back. That's the difficulty.
5 If a vendor is late, it's unfortunately at their
6 own risk, because we already reported to HUD on
7 our expenditures. And I realize we've done this
8 before with this company, right?

9 MS. WASHINGTON: These bills, yes. The
10 bills we have closed out for 2016. It's closed
11 out. So that's done.

12 CHAIRPERSON DENMAN: And correct me if
13 I'm wrong, did you say we don't use them
14 anymore?

15 MS. WASHINGTON: I didn't say that.

16 CHAIRPERSON DENMAN: I thought you did.

17 MR. MANFREDI: Mr. Priester, is that a
18 concern with the closeout of our fiscal year on
19 these matters?

20 MR. PRIESTER: As long as it stays on
21 there it will be be a concern.

22 COMMISSIONER VEGA: It's \$10,000. We
23 need to look at that.

24 MS. WASHINGTON: You see the dates on
25 the bills, I couldn't use the date 2013, '14 and

1 '15. I couldn't use those. So you'll see the
2 date is 2016, the date I received them.

3 CHAIRPERSON DENMAN: You know what, I'm
4 going to make a motion to remove this from the
5 schedule of bills. Jean, if they can't give us
6 more detail, and quite frankly you need to
7 express to them that this is ludicrous, and if
8 they're used to dealing with us, they should
9 know that it's out of compliance with the
10 requirements of HUD reporting. It's a stretch
11 paying for bills from 2016 quite frankly.

12 COMMISSIONER VEGA: And the last bill
13 I'm concerned with, and I can't see it in front
14 of me at this moment, was with the landscaping
15 when we allocated \$10,000 for the landscaping in
16 addition to the work that was done. We also had
17 Pisani & Company come out, and I believe we
18 spent about \$6,000 with them in addition to. We
19 have several rentals from the rental company in
20 Morristown that seems to be every month, and I
21 just want to know what those were being utilized
22 for.

23 MR. PRIESTER: TM Landscaping, they
24 came out to do the landscaping at Manahan
25 Village and the senior building, so that was all

1 taken care of.

2 COMMISSIONER VEGA: What I asked, and
3 prior to approving and helping the board decide
4 to go forward with the amount, was to remove the
5 trees that are growing around the resident
6 center. That was paramount next to Ann Street.
7 Finally you and Mr. Pounder told me that Ann
8 Street had been done. You vehemently said it's
9 done, Mr. Pounder was telling me. And then I
10 sent you a picture.

11 MR. PRIESTER: Right.

12 COMMISSIONER VEGA: You came back and
13 said, you know what, it wasn't done. You took
14 care of it. It was done. Thank you. I saw
15 that. But in addition, the resident center was
16 never taken care of. Add thank God the graffiti
17 was removed from the building. But back to that
18 building, that motion was made and approval was
19 given to -- \$10,000 to help you guys take care
20 of that, and that has still not been taken care
21 of. The trees are still covering the cameras
22 and the trees are still growing into the
23 foundation of that building. So I'd like to see
24 that done.

25 MR. PRIESTER: That wasn't the scope of

1 the landscaper. That was not the scope.

2 COMMISSIONER VEGA: The trees?

3 MR. PRIESTER: Yes. And I looked on
4 the monitor, and the cameras are not being
5 obstructed.

6 COMMISSIONER VEGA: The leaves are down
7 now, but when the leaves --

8 MR. PRIESTER: In the summer months it
9 wasn't obstructed.

10 COMMISSIONER VEGA: I'll furnish you
11 the photos, and I'd like to see the photos from
12 the resident center as well that show that. But
13 at the end of the day I would like to see that
14 that be taken care of, because it will damage
15 the resident center, and it's just looks
16 blighted as well. That's all I have.

17 CHAIRPERSON DENMAN: Thank you.

18 MR. MANFREDI: If it's satisfactory to
19 the board, Madam Chair and Vice Chair, we can
20 approve the bills subject to the uniforms.

21 MS. WASHINGTON: How about the
22 landscaping?

23 COMMISSIONER VEGA: It's okay. Pay
24 Pisani. I believe that's TM as well, both on
25 there.

1 MS. WASHINGTON: Both of them? I'm not
2 paying both of them?

3 COMMISSIONER VEGA: I'm approving
4 what's on the agenda.

5 CHAIRPERSON DENMAN: Go back to old
6 business.

7 COMMISSIONER CHERELLO: We got to
8 approve the bills.

9 MR. MANFREDI: Subject to the one
10 revision, the bills will be approved with the
11 exception of the uniform invoice.

12 COMMISSIONER VEGA: One more. The bill
13 that we were discussing with the Ryan Company
14 for \$42,100, and the one prior to that for I
15 believe about --

16 MS. WASHINGTON: 14 or \$15,000 for Ryan
17 Company, is that what you were talking about?

18 COMMISSIONER VEGA: Yes, and another
19 one for \$42,100, I came in to fill out -- to
20 sign the checks, and I asked Mr. Priester if he
21 knew about that. He did not know. You said
22 that Sonny had taken care of it, and that's when
23 I asked to see the bid. Now, under emergency
24 circumstances I know that that's not necessary.

25 CHAIRPERSON DENMAN: It's a legal

1 matter.

2 COMMISSIONER VEGA: I'm just saying,
3 that's the only bill I'm going to say I don't
4 want to pay. Because I don't think the process
5 was followed properly.

6 CHAIRPERSON DENMAN: You can abstain
7 from it.

8 COMMISSIONER CHERELLO: Well, here's
9 the problem with that that I have. The
10 gentleman was asked to do work, he did the work,
11 and that's that. We owe him the money. If we
12 have a problem with the process, then we really
13 have to clamp down and say we -- if there's an
14 emergency expenditure, the entire board should
15 be at least notified. I'm saying --

16 COMMISSIONER VEGA: Not for emergency.
17 Just the acting ED should know.

18 CHAIRPERSON DENMAN: Mr. Rogers
19 approved it.

20 COMMISSIONER CHERELLO: Mr. Rogers
21 approved it.

22 COMMISSIONER VEGA: The pipe broke and
23 Mr. Rogers wasn't here.

24 CHAIRWOMAN DENMAN: He was. It was
25 before Rogers got --

1 COMMISSIONER VEGA: I'm talking about
2 work being done the other day.

3 CHAIRWOMAN DENMAN: I went door to
4 door. I'm the one that got the 37 emails that
5 Saturday morning being told they hadn't had hot
6 water since Thursday night, and it was Mr.
7 Rogers because I called Joe because I thought --

8 COMMISSIONER VEGA: It was an emergency
9 because the pipe blew. I mean, there was no
10 heat, no hot water. When did it happen?

11 CHAIRWOMAN DENMAN: It was in -- I'll
12 tell you in a minute.

13 COMMISSIONER VEGA: It was an emergency
14 procedure, I believe it was done the following
15 day or days.

16 CHAIRWOMAN DENMAN: No.

17 COMMISSIONER VEGA: The only emergency
18 procedure that allows them to decide, we don't
19 have to put it for bid, we take care of it. But
20 if it was here when Mr. Rogers was here, I don't
21 know about that.

22 CHAIRPERSON DENMAN: He wasn't here
23 here, he was out on medical.

24 COMMISSIONER VEGA: But what I'm
25 getting at, we still have protocol in place to

1 make decisions. A \$42,000 decision should not
2 be made solely on the maintenance -- that's what
3 I'm getting at. Mr. Priester wasn't aware. You
4 weren't there. If he was aware --

5 CHAIRWOMAN DENMAN: I'll show you the
6 email.

7 COMMISSIONER VEGA: He also said he was
8 going to discipline him and he didn't. Were you
9 there for that? Has anything happened to him,
10 no.

11 MR. POUNDER: Mr. Rogers was executive
12 director.

13 MS. WASHINGTON: It happened in July.

14 MR. POUNDER: Mr. Rogers was the
15 executive director.

16 COMMISSIONER VEGA: Was is a good word.

17 COMMISSIONER CHERELLO: My point is the
18 man did the work in good faith, we should pay
19 him, and then address the procedures so it
20 doesn't occur again.

21 MR. MANFREDI: If I may, in an
22 emergency situation by statute the executive
23 director has the ability to declare an
24 emergency, and once the executive or acting
25 executive director does that, then, as you said,

1 it exempts us from public bidding and allows us
2 to hire the most qualified company immediately
3 available. And in the case of obviously hot
4 water and heat it would meet the criteria for an
5 emergency. Then it would go over to Mr.
6 Priester for management and administration of
7 that work.

8 COMMISSIONER VEGA: And I have no
9 problem with that. But when I asked him at the
10 time he said he wasn't aware of it. And that's
11 why I asked for the sheet.

12 CHAIRPERSON DENMAN: This was early
13 August.

14 COMMISSIONER VEGA: But he still
15 brought me a bid sheet is what I'm getting at,
16 Mr. Pounder. Jean said that he made the
17 decision, and that there was a bid sheet, and he
18 brought down and furnished me with a bid sheet.

19 MR. POUNDER: Mr. Rogers told me to
20 go -- Mr. Doug did the memo for the hot water
21 for the residents. Mr. Rogers sent -- was my
22 supervisor. Mr. Rogers told me why they digging
23 up the ground, to go get the quotes, and I did
24 the three quotes. That's it. I followed
25 protocol.

1 COMMISSIONER VEGA: Okay.

2 CHAIRPERSON DENMAN: Okay.

3 COMMISSIONER VEGA: You don't talk to
4 me the way you want to talk to me. I'm not one
5 of your maintenance guys.

6 CHAIRPERSON DENMAN: We can't do that
7 here.

8 (Rapping of gavel by Chairperson.)

9 MR. POUNDER: Mr. Rogers was my
10 supervisor.

11 COMMISSIONER VEGA: But I'm a
12 commissioner. You don't talk to a commissioner
13 any way you feel.

14 CHAIRPERSON DENMAN: Okay.

15 COMMISSIONER VEGA: And you grab that
16 gravel again --

17 CHAIRPERSON DENMAN: You threatening
18 me? Because you're threatening him --

19 COMMISSIONER VEGA: (Inaudible) I
20 emailed on numerous occasions --

21 COMMISSIONER BANKS: Commissioner Vega,
22 Commissioner Vega, Commissioner Vega --

23 COMMISSIONER VEGA: If you look at your
24 emails asking for advice and you don't give me
25 any. I got ten emails here from you -- I mean

1 to you that you don't respond to.

2 COMMISSIONER BANKS: Commissioner Vega,
3 Commissioner Vega, our attorney has said that
4 you should not - we should not be discussing
5 this at -- personnel matters should be in closed
6 session.

7 COMMISSIONER CHERELLO: Can we have a
8 clarification on what bills we're voting on?

9 MR. MANFREDI: Right now what stands
10 before the board, and the board can change this,
11 is the approval of all bills with the exception
12 of the uniform expense pending Ms. Washington's
13 further review on that matter. Are there any
14 other changes or amendments to the bill list?
15 If not, we will proceed with the roll call vote.

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

18 CHAIRWOMAN DENMAN: Old business.

19 COMMISSIONER BANKS: I just wanted to
20 talk about this normal wear and tear. Is there
21 any way that we can get a list of what the
22 residents are being charged for certain items,
23 like toilet seat covers? What is the
24 distinction between normal wear and tear and for
25 someone not to be -- I mean to be charged for.

1 I can see if somebody punched a hole in the
2 wall. But to change a seat cover, how many
3 residents have been charged \$7.00 or whatever to
4 have a seat cover changed? I would think that
5 would be normal wear and tear.

6 MR. PRIESTER: Normal wear and tear is,
7 like you said, anything that is worn out over
8 time. Neglect and abuse we would charge the
9 residents. We do have a tenants charge
10 schedule. It doesn't include everything. But
11 this is going back to 1995 and 1997. So we
12 would have to address that and update it.

13 COMMISSIONER BANKS: But normal wear
14 and tear of a toilet seat cover, a tenant should
15 not be charged for that.

16 MR. PRIESTER: In the past we have
17 charged for light bulbs, toilet seats, at cost.

18 COMMISSIONER BANKS: Is that legal?

19 MR. MANFREDI: Ordinary wear and tear
20 we don't charge for, but damage.

21 COMMISSIONER BANKS: So a toilet seat
22 cover, light bulbs, tenants shouldn't be charged
23 for that.

24 MR. PRIESTER: Past practice.

25 COMMISSIONER VEGA: What is the fine

1 line defining defective versus wear and tear?
2 Who makes that decision?

3 MR. MANFREDI: There was a discussion
4 on this, commissioner, about two years ago, Mr.
5 Priester I think, and there was a new schedule
6 put out, if I recall correctly, by Mr. Rogers
7 with the input at that time the buildings and
8 grounds committee. Do we have that copy? I
9 believe at that point it was clarified. It's
10 very different from the 1995 list.

11 COMMISSIONER CHERELLO: We updated it
12 about two years ago.

13 COMMISSIONER BANKS: Can we get a copy
14 of it?

15 COMMISSIONER CHERELLO: Toilet seats
16 that were damaged. And one thing that stood out
17 in my mind under discussion was we had a woman
18 who seemed to be going through toilet seats
19 every other month.

20 COMMISSIONER BANKS: That's different.
21 So how can tenants be reimbursed for being
22 charged for a toilet seat, light bulbs? Or are
23 we going -- do we need a new motion or
24 something? Because being charged for a light
25 bulb and a toilet seat cover, normal wear and

1 tear, I mean --

2 MR. PRIESTER: We should have reports
3 or the buildings and grounds can come up with a
4 new charge.

5 COMMISSIONER BANKS: Can I get a copy
6 of that old one that Mr. Cherello was talking
7 about? Thank you.

8 COMMISSIONER CHERELLO: Under old
9 business, we have a number of outstanding
10 resolutions that were tabled. One in particular
11 is for the accountant. That was a process that
12 was done properly and legally. And we've been
13 sitting on it now for four, five, six months,
14 and we really should act on it.

15 COMMISSIONER BANKS: So how do we get
16 that back on?

17 MS. WASHINGTON: Have to go out for
18 bid.

19 MR. MANFREDI: I have to check. I know
20 Mr. Rogers had done something, and I can check
21 and let you know. There was a couple of bids,
22 but I have to see, it was my understanding there
23 was a bid done, and we did continue the contract
24 on a month to month basis.

25 COMMISSIONER CHERELLO: This

1 resolution, the process was done, as I said,
2 properly and legally. It was scored. The
3 resolution was put in front of this board to act
4 on to act on, it's been tabled.

5 MR. MANFREDI: It was your first night
6 I think --

7 COMMISSIONER CHERELLO: Why should
8 tabling negate the legal process for six months?

9 CHAIRPERSON DENMAN: Is that the one
10 that had the change scores on it too?

11 COMMISSIONER CHERELLO: No, it did not
12 have any change scores on it.

13 COMMISSIONER BANKS: Can we put that
14 resolution back on the agenda for the next month
15 so we can look at it with fresh eyes so we can
16 see what we are talking about?

17 MR. MANFREDI: I'll look into it,
18 commissioners.

19 COMMISSIONER BANKS: I just want to
20 apologize to the residents for me losing my
21 temper. I'm not usually like that. So I
22 really, really apologize for that. I just want
23 everything to be on the up and up. I apologize
24 for disrupting the meeting. Please forgive me.

25 MR. MANFREDI: Second public comment.

1 I apologize, new business is next. Any new
2 business?

3 CHAIRPERSON DENMAN: Okay. Second
4 public comment.

5 MS. INESTROZA: Lorena Inestroza, and I
6 still live at 39 Early Street, apartment 111. I
7 just want to say that I'm thoroughly
8 disgusted -- I had such high hopes for this new
9 board of commissioners. Commissioner Vega, I
10 just want to say you, it's blatantly obvious to
11 everybody in this audience, and it has been for
12 a few months, that you are fighting an internal
13 battle because of your passion. And I don't
14 want you to ever lose hope, and that we
15 appreciate everything you do. I know you have
16 been chastised for coming down into Manahan
17 Village, but we also see Maureen come down, but
18 I've never seen any interaction other than with
19 Hiliari Davis outside her building. So I
20 applaud you and commend you. Things simple as
21 light bulbs should not have been -- it shouldn't
22 have been your job to do this, there should be
23 some kind of schedule or rotation where they do
24 inspections, and they come out and say, oh,
25 there's two light bulbs missing here. It

1 shouldn't be up to commissioners for a
2 subcommittee to do that.

3 Somebody mentioned that the parking
4 spots were all done. I don't know about you,
5 but I was taught to read left to right. We have
6 five designated parking spots, I brought it to
7 Douglas's attention, three are for visitors and
8 two were assigned parking. So the first two
9 spots were visitor, visitor, the second two
10 spots were 17, 18, and the fifth spot was
11 visitor, and then the next spot was number one,
12 two, three, four. I don't know who -- it's the
13 most ridiculous thing I've seen in my life.

14 As far as my comments not last month,
15 previous, regarding who does assessments on
16 tenants to see if they're still qualified to
17 live independently because of some concerns we
18 have, I did some investigation, and I don't know
19 if I got everything, but there is a grant
20 available for a social worker that maybe -- I
21 don't know who applies for it. I can't imagine
22 that you do that many recertifications in a
23 month that you wouldn't need this person on a
24 per diem basis.

25 The automatic door in building 39, when

1 you scan your little thing for it to open, as
2 soon as it opens to full capacity it starts
3 shutting automatically. So anybody with limited
4 mobility is going to get caught in the doors,
5 and anybody who is in a wheelchair or trying to
6 bring packages in, you're going to get caught.

7 As far as this big grease spot that's
8 been sitting there since I moved in, I thought
9 it was -- I thought I brought it to the board's
10 attention that maybe maintenance could clean it
11 up with some kind of concrete cleaner. It's
12 disgusting, it's an embarrassment. That
13 building is an administrative building, when
14 people come in to apply for senior housing, and
15 it looks like a dump. It's disgusting. Maybe
16 we can get somebody to clean it up. I think it
17 would just take a little concrete cleaner.

18 So we have somebody, a tenant who lives
19 in the building who has the task of locking and
20 opening the community room. Is he a stipend
21 paid --

22 MR. PRIESTER: Yes, he is.

23 MS. INESTROZA: Because I was wondering
24 why that couldn't be part of the on-call
25 maintenance, why we're paying somebody if we

1 have on-call maintenance guys in the area, why
2 wouldn't that be part of their job description.

3 And the laundry room on the weekends
4 especially has become a place where residents'
5 family members come, and it's kind of hard -- I
6 don't know if there's some kind of oversight you
7 can provide. I know nobody is there
8 administratively over the weekend.

9 And I think the last thing my concern
10 was, there's a -- I brought it to Douglas's
11 attention this month and last month, there's a
12 car that stays parked in a visitor's parking
13 spot, and last month it was there for about two
14 weeks, and I had to go to the office about three
15 times before they put a sticker on it and the
16 car was moved. This time it was there for a
17 week. There was a sticker placed under the
18 windshield, and the back of the sticker where
19 you fill out all the information that you would
20 put in the tenant's file was left on the back of
21 the sticker. The car moved two spots over. And
22 I got a chance to speak to the tenant, and she
23 was told that the car could stay there for three
24 days without moving. I think that needs to be
25 changed because there's limited spots. I park

1 in the south parking lot because I leave early
2 enough before they come in in the morning. Or
3 maybe there's something we can utilize with the
4 Town of Morristown, there's an abundance of
5 parking on Franklin Street, maybe we can work
6 something out where our housing authority trucks
7 can stay there, the crew can go there in the
8 morning, pick up their trucks and come back, and
9 that frees up maybe three parking spots here and
10 five next door. Just a thought.

11 CHAIRPERSON DENMAN: Thank you. For
12 the record, I have numerous friends down in
13 Manahan Village, and you live here, so I don't
14 know how often you see me down there, but I
15 don't just visit Hiliari's building. That's how
16 I came to put my name on the list, Lorena, just
17 in case you were curious.

18 MS. INESTROZA: Curious about what?

19 CHAIRPERSON DENMAN: I said I know
20 numerous people down in Manahan Village.

21 MS. INESTROZA: I'm just saying any
22 time I've been there, and I'm there every day,
23 I've only seen you on the Flagler side of -- and
24 that's your business. You don't need to justify
25 to me.

1 CHAIRPERSON DENMAN: Exactly. Mary?

2 MS. BOOZE: Oh, wow, you all sound like
3 they sound on TV with Donald Trump and the rest
4 of them hooping and hollering and making no
5 sense, a lot of words.

6 I'm here again because I was waiting
7 home for an answer to my question. You talk
8 about everything else, but nobody gave me an
9 answer to the handicap sticker parking. And I'm
10 surprised to see Mr. Mike Cherello is not on
11 buildings and grounds, because he's one of our
12 old commissioners, and he know more about
13 buildings and grounds than anybody.

14 I just feel bad we got these
15 commissioners that send in the resume to serve
16 the residents, and then when you get up you
17 rushing us, you on a time clock, and we don't
18 even get paid to speak. You all don't get paid
19 to sit there. You knew what you was getting
20 into when you send in your resume. You know
21 residents like to be heard. I don't like when
22 people do this or do this when I'm trying to
23 speak, because it throws me off. So if you
24 didn't want to be on the board of commissioners,
25 you should have kept your resume. Don't send it

1 in.

2 And I just feel bad about I didn't get
3 an answer to my question. And we got the
4 buildings and ground committee, and I know they
5 doing a great job, but I would like to say I
6 pray Mr. Priester out every time I can't take
7 the looks of Manahan Village again.

8 I moved here in 1975, I have been here
9 too long, but I'm still here. When I go out and
10 I see, I thought it was a bear, but it was a
11 deer running down the hill, it's a mess.

12 Building 28 Flagler Street, the building is
13 moving down. All the dirt is from on the side
14 of it. We walk around, we looking, we got the
15 maintenance man looking around, but the building
16 is sinking down, building 28 Flagler Street. I
17 went over today, I looked again, we get a little
18 rain, we lose a little bit more dirt. Let's
19 save the building until we get a new one. It's
20 ridiculous that I think the last storm we had,
21 the tree limp blew out, it's still there.

22 The China Hut over there, that used to
23 be the China Hut, the new commissioners probably
24 don't know, but it's a mess over there. I mean,
25 we used to have the horseback riding, and the

1 hopsotch thing at China Hut, now you can hardly
2 get in there. Let's not let Manahan Village
3 fall down. We've got new commissioners. Let's
4 get together, let's start getting along with
5 each other. Let's start being on the same page
6 with each other and get Manahan Village and the
7 senior buildings back up to running condition.
8 Thank you all.

9 And that is my resident commissioner,
10 Ms. Banks.

11 CHAIRPERSON DENMAN: Thank you, Mary.

12 COMMISSIONER VEGA: If I can just
13 respond, I hope that Mr. Priester gets back to
14 you on your handicap situation, but all I can
15 tell you about the buildings and grounds
16 subcommittee, I didn't submit too much on paper
17 for Manahan Village. Obviously that book that
18 you've seen on the table, which is as thick as a
19 phone book, should be able to help you
20 understand all the deficiencies and things that
21 need to be addressed down there. So that's a
22 lot there. So I hope that that's something they
23 can get a grip on as well. But we're doing our
24 best to see how we can get input to see these
25 things get addressed.

1 MS. INESTROZA: Can I ask one more
2 thing, if Mr. Manfredi can answer it, that
3 parking rule that is being enforced, if somebody
4 can park in the visitor's parking spot for three
5 days consecutively and not move their car, is
6 that --

7 MR. PRIESTER: That would be up to the
8 housing authority. It would be us.

9 MS. INESTROZA: So you're allowing them
10 to stay, is that what you're saying, for three
11 days?

12 MR. PRIESTER: Three days. It was in
13 the lease.

14 MS. INESTROZA: I'm just saying, do you
15 think that's a viable situation now since we're
16 so far behind on parking spaces? I just want to
17 ask on the record, is this person who owns the
18 car, I have the license plate --

19 MR. PRIESTER: She is a resident.

20 MS. INESTROZA: The woman is a
21 resident, but the man, whoever he is, he told me
22 that's his car.

23 MR. PRIESTER: I'll look into that.

24 MS. INESTROZA: Do we even know if he's
25 a resident?

1 MR. PRIESTER: I'll check into that.

2 MS. INESTROZA: But I was told, you
3 told me that --

4 MR. PRIESTER: Because she brought in
5 the paperwork.

6 MS. INESTROZA: For the Mercedes?

7 MR. PRIESTER: Right. And it's in her
8 name.

9 MS. INESTROZA: They're both in her
10 name. And does she have anybody on her lease?

11 MR. MANFREDI: We can't discuss that.

12 MS. INESTROZA: I'm just saying, if the
13 resident has two cars, she has two cars, this is
14 her second car, she has the one with the
15 handicapped plates, and then there's the
16 Mercedes. If she's only one person why is there
17 two cars?

18 CHAIRPERSON DENMAN: Douglas, can you
19 look into it and get back to us, please?

20 MR. PRIESTER: Yes. Okay.

21 CHAIRPERSON DENMAN: Mayor is not here.
22 We already had the council liaison's comments.

23 COMMISSIONER BANKS: I'd like to make a
24 motion to go into closed session. I have a
25 matter I want to discuss.

1 COMMISSIONER VEGA: I'll second it.

2 MR. MANFREDI: Roll call?

3 (Whereupon, roll call was taken with
4 Commissioner Cherello, Commissioner Vega,
5 Commissioner Banks, Commissioner Schmidt voting
6 in favor.)

7 CHAIRPERSON DENMAN: I've got a wake to
8 go. What are we going into closed session for
9 first of all?

10 MR. MANFREDI: We need it on the record
11 why we're going into closed session.

12 COMMISSIONER BANKS: Emails,
13 commissioner's emails.

14 MR. MANFREDI: We either have
15 attorney/client or personnel.

16 COMMISSIONER BANKS: It's personnel.

17 CHAIRPERSON DENMAN: Can we take a two
18 minute bio break before we do this?

19 CHAIRWOMAN DENMAN: Yes. Okay.

20 (Closed session takes place.)

21 (Open session recommences.)

22 MR. MANFREDI: Motion to adjourn. All
23 in favor?

24 (Whereupon, all commissioners voted in
25 favor.)

1 MR. MANFREDI: The meeting is closed at
2 8:57.
3 (Meeting was adjourned.)

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