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

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:

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

ALSO PRESENT:

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

APPEARANCES:

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

REPORTED BY BETH A. BENSON, Certified Court Reporter

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

All rise for the pledge of allegiance.

(Flag was saluted.)

CHAIRWOMAN DENMAN: Roll call, please.

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

CHAIRWOMAN DENMAN: Meeting is now open to the public.

MS. INESTROZA: Lorena Inestroza, 39 Early Street, Morristown, New Jersey. I was a little disappointed there was no meeting last week, so I have a few things that I wanted to bring up. We have a -- I have a lease and a rules and regulations booklet which are inconsistent. So I was wondering if maybe we can get them both on the same level. One is
regarding the pest control and -- pest and bugs, whatever. One says that there's no exceptions, all residents will be exterminated, and then I was told I have to put in a work order. So I'm not too sure which way that runs, and how to make sure that I get on a list. I'm going by what was given, so I was assuming that, but I don't think anybody has ever entered my apartment to exterminate.

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

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

Maintenance, we had an issue last week, I'm sure you heard about it, where a tenant was locked out for about three hours because of some confusion with who was on call, whoever was on call, or allegedly the telephone company transferred, whatever the situation is, and then it was brought to my attention that only certain pay grades or titles within the maintenance department are allowed to be on call. Mechanics are allowed to be on call and not laborers. So if somebody can go on record and let me know
what town or county these mechanics live in, I think it's detrimental to us as residents that we have to wait if somebody has to come from Roselle or Newark or wherever, and why we can't amend that for a laborer to be part of a team that allows somebody to come in, whoever is on call is what I want to say.

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

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

MS. INESTROZA: I have another concern I brought up a couple of months ago regarding my shower curtain. I was wondering if the maintenance crew knew what the length of a
standard shower curtain was and if they can give
me an answer, if they wanted to answer that. I
think a standard shower curtain is anywhere
between 71 and 72 inches and up, and my bar is
permanently screwed into my walls. My bar sits
at 71 inches, therefore my shower curtain sits
four inches on the floor. I'm wondering if we
can get on the same page and get some basic
knowledge of what standard lengths are of
certain things that are safety, for basic
safety.

And I think I'm about done for now.

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

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

CHAIRPERSON DENMAN: I went up into his
apartment.

MS. INESTROZA: After he got in?
CHAIRWOMAN DENMAN: Yes. And the issue
was the battery was dead in the phone. So there
were ten rumors that went around, but what the
issue was was the battery was dead in the phone.
It happens. It's a fluke. If Sonny wants to
speak on the action that was taken, I can
absolutely ask him.

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

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

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

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

The bed bug situation, normally when
you call in a work order stating you have an
infestation, or be it bed bugs, roaches or mice,
when you put in that work order you want a
special treatment so the exterminator knows to
treat your apartment differently than a
normal --

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

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

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

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

MS. INESTROZA: Great.

COMMISSIONER BANKS: May I ask, when was that -- are we doing, Commissioner Vega, are
we still doing that maintenance checkup system, like when somebody puts in a call to maintenance there's a certain procedure so we will be able to see the call?

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

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

COMMISSIONER BANKS: Okay.

CHAIRPERSON DENMAN: The heat question.

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

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

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

MS. INESTROZA: But we are being told
it's October 15th but it's not, it's September 15th.

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

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

MR. POUNDER: Yes.

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

CHAIRWOMAN DENMAN: Give your address and unit.

MS. HARRIS: The problem I had was in 3602, I'm now in 2007 Clyde Potts. My whole -- I have a two month old which is a newborn and a four year old boy, and we had to throw away everything in my house. The only thing in my new apartment is the two TVs I was able to keep, which we got a lawyer and the lawyer saying keep it as well. With babies come baby showers. I had a baby showers and literally all of his
stuff had to go. And I don't feel like I was

treated as I should have during this process.

The night that was happening I was

instructed by Sonny and by the guy who did the

pros on Friday. After the two days they

decontaminated I could go back in my apartment,

and when I returned it smelled like chemicals,

you can smell the mold. HUD came in the

beginning of September. She said she could feel

the moisture in the air. And I didn't know I

was supposed to be evacuated then. But we

stayed in for a whole two weeks. And then once

the pros came and did their process I was

instructed to go back into that same apartment

with all the moldy stuff with my two young kids.

And because of that I'm taking my newborn back

and forth to the hospital. My other son has to

go to a specialist. And I don't feel like we've

been treated, it's now almost three weeks, and

we don't have any reimbursement, so we're

sleeping at my mom's house on the floor, because

I don't have any furniture. My son has to go to

Wal-Mart every day to get clothes because he has

no clothes, and I don't think that was right at

all.
COMMISSIONER BANKS: Where was the mold?

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

COMMISSIONER BANKS: Were you put up in a hotel?

MS. HARRIS: The first day I was. We went on a Wednesday when the pros came out. I was instructed to go to a hotel. I took my mom to the hospital, she's fighting cancer right now. Between going through this, I'm the person that takes care of her, I didn't leave the hospital with her until about 8:45, nine o'clock
that night. When I got to Parsippany where the
hotel was the reservation wasn't paid for. So I
had to drive all the way to East Orange to stay
at a friend's house. The next day I was
instructed I'd be at the Best Western in
Morristown, I stayed one night, left my son and
my things there, take by son to school, went
back to the hospital, when we returned Friday
night the room wasn't paid for. When I couldn't
reach Mr. Priester I called Sonny, he instructed
me the guy from Pros say it was safe to go in
there, the machine was out, and I was to him,
would you take your kids in there. I have two
young boys and myself. They took the machines
out. The guys when they came from Pros they
came in with masks and gloves. How you want me
to return my kids with mold in it and coming in
with masks and gloves and instructed by the guy,
you know what his instructions are and what I
feel is morally right is two different things.
I can't take -- even now, it's been weeks, I
gave my weeks to Ms. Cynthia and to go in and
finish cleaning out it was crazy. I don't think
that was fair at all. We had a hotel room two
days, and sleeping on the floor four days and
still now sleeping on the floor four weeks later.

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

MS. HARRIS: We are.

MR. PRIESTER: They are.

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

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

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

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

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

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

MR. PRIESTER: Probably in a day.

COMMISSIONER SCHMIDT: Do we have any
provision for a tenant's assistance program
where we give her a temporary loan, wait for a
check to come in from the insurance and make
everyone whole?

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

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

CHAIRPERSON DENMAN: Thank you.

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

MR. PRIESTER: They did provide us with
the information, but they said it was white mold
and not black mold. And the black mold is more
dangerous than the white mold.

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

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

MR. PRIESTER: Could be ventilation.

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

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

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

MR. PRIESTER: That's true.

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

MS. HARRIS: No.

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

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

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

CHAIRWOMAN DENMAN: The Pros is not a
specialist.

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

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

MR. PRIESTER: Yes.

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

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

MR. PRIESTER: Will do.

CHAIRPERSON DENMAN: Thank you,
Douglas.

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

CHAIRWOMAN DENMAN: Okay. This is not appropriate.

MR. MANFREDI: I don't want to stop you Mr. Pounder at all. I don't mean to interrupt you.
CHAIRPERSON DENMAN: You can address

the --

MR. POUNDER: Okay.

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

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

COMMISSIONER VEGA: Good job.

Unbelievable.

CHAIRPERSON DENMAN: Thank you, Sonny.

Yes, Mary?

MS. BOOZE: I didn't really want to come here tonight because I know it's going to be a good night for me and Mr. Priester. But I I'm here tonight because I have a problem. I can recall that when I talked to Mr. Priester I
asked him about the resident center. I'm very concerned, although I do get a little change every month from him. But I'm concerned because the building, 1.2 million dollars building was built for the residents of Manahan Village. We been three months, and I want to know when are we going to get someone to come in to look and see what's going on. When I talk to Douglas, he said to me that we have to go out for bids. So I don't know when we going out for the bids. I hope it's not in December, because they got to fix the roof and all that. But being that it's for the residents center, it's for the residents of Manahan Village and everywhere else, I've had several phone calls that they want to have repasts and whatever at the building. So now it's condemned we not making any money. And it don't look like we're going to get it fixed, because the roof didn't just start leaking last week, it's been like that for four years or more. So now we want to get it fixed I think it's time to get it fixed. Because they always told me if it's not broke, don't fix it, but if it's broken let's fix it. That's the resident center.
Lorena mentioned about the mice and everything. I got up Sunday morning, I have a mice on the trap. They used to come every other Tuesday and exterminate, then I stop seeing them. So I want to know what happened with the every other Tuesday. I did put in a special treatment for the two that coming up, hopefully I can see them. But when I said to the maintenance man, to the exterminator, what happened, you need to go down in the basement, because we was sitting out one day and the mice came out of the basement and walked down the sidewalk. So it's not funny. You need to start exterminating downstairs too, not just hit here, here, the kitchen and maybe the bathroom and call it a day.

I can't not pay rent and fight mice like that. Almost had a heart attack. I saw him before I went to bed. I woke up Sunday morning getting ready for church and here this mice up there on the sticky board. I'm scared. Throw him in the bag, out the door, get somebody to throw him in the dumpster. We shouldn't have to live like that. It's getting out of control. The parking is out of control. We got
big signs up there saying -- come on Maureen,
don't. We got big signs up there saying parking
for residents. I don't know what it say because
it's got a lot of words up there, no meaning to
any of them. And then when you driving down the
street and you looking for a park, the thing
isn't even turning the right way so you can see
what it's saying. So if you want to know what
the sign is saying you got to get out of your
car, look up and try to read it. Like I said, a
lot of words with no value. We need to put a
parking for residents only, no parking, or
whatever. But what we got up there now is not
working.

The last time I was at the meeting I
talked to Mike Cherello about the parking for
handicapped. I am one of those handicapped.
And I like to see a sign up there saying parking
for handicapped only. He said oh, well, you got
numbers. What is numbers? They parking there
anyway. But if you had a handicap sticker there
they might consider that this is somebody
handicap. So we got three people right there
handicap. The lady sitting in her car to four
o'clock in the morning because the tow company
never showed up. That's not going to get it.

So hopefully you can fix that issue too. Thank you very much.

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

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

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

COMMISSIONER CHERELLO: Mr. Manfredi, we have two grievances here, and it seems we have a couple of other questions. Is it possible we can go into closed session and deal with the personnel matters?
CHAIRPERSON DENMAN: I'm the chair, Mike, can you ask me to be recognized?

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

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

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

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

COMMISSIONER CHERELLO: You have yet to give a reply.

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

COMMISSIONER CHERELLO: What step does
the gentleman come in front of this board for a
hearing, two or three?

MR. PRIESTER: What was that?
COMMISSIONER CHERELLO: What step would
he come here to appeal? Let's say you ruled
against him, does he now -- where does he go
now, in front of the full board for appeal?

MR. PRIESTER: Right.
COMMISSIONER CHERELLO: So that would
be step two. And step three would be an
arbitration hearing?

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

MR. MANFREDI: Mr. Jefferson, we
received your complaint, and right now the
executive director is going to give you a
response to that. And then if you're satisfied
it will end there, if you're not you have a
right to go a step further to the board. And we
will put all that in writing for you. But the
agency does have your complaint as Mr. Priester
indicated, and he'll be responding.

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

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

MR. PRIESTER: Ten days.

COMMISSIONER CHERELLO: Ten days to respond.

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

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

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

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

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

COMMISSIONER BANKS: Okay.

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

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

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

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

CHAIRWOMAN DENMAN: If you want to
suggest approving the transcript.

COMMISSIONER SCHMIDT: We can call it a

transcript approved, that I'd rather that go on
the record first and foremost, but it should be
minutes going forward, minutes to summarize the
actions taking place.

COMMISSIONER CHERELLO: You want

something more than a transcript?

COMMISSIONER SCHMIDT: I want something

that's minutes, not a transcript.

CHAIRPERSON DENMAN: A summary.

COMMISSIONER SCHMIDT: Minutes being a

much more summarized version. The standard,
this person spoke, not word for word what the
person said.

COMMISSIONER CHERELLO: The transcript

is a much more detailed document.

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

COMMISSIONER CHERELLO: She's not kind.

She gets paid.

COMMISSIONER SCHMIDT: Right.

COMMISSIONER BANKS: I don't

understand, you said you don't want to rely on
what she's typing?

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

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

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

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

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

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

MR. MANFREDI: Both will exist, there will be a summary and the transcript will still
exist, and each commissioner will have a summary
of the topics discussed, because it is hard to
remember verbatim every word.

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

COMMISSIONER SCHMIDT: Fair.

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

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

CHAIRPERSON DENMAN: For one last time,
can we get a motion to approve the transcript?

Somebody make a motion.

COMMISSIONER VEGA: I'll make a motion.

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

COMMISSIONER BANKS: Second.

CHAIRPERSON DENMAN: All in favor?

(Whereupon, roll call was taken with
Commissioner Cherello, Commissioner Banks,
Commissioner Vega and Commissioner Denman voting
in favor, Commission Schmidt abstaining.)

CHAIRPERSON DENMAN: Douglas, executive report.

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

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

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

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

No finance committee meeting.

And also I sent out letters for the residents advisory board. 16 people showed interest, four from Manahan Village, eight from the Housing Choice Voucher Program and four from the senior buildings. I will meet with the resident relationships committee to schedule setups, send out letters advising them they have
been chosen for the RAB board, and we will meet accordingly.

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

Ms. Booze: It don't sound good but it's okay.

Mr. Priester: And that's due to HUD guidelines. Once they draw up the specs and the engineers are addressed, we can contact or go out for bids. And that might take 30 days to 60 days to come in. Then after the proposals then the bids would go out. And we did secure an A&E firm, which was LAN, they are in the process of completing all the work, and they said the bids will be finalized the week of -- this week. And at that point we would go advertise for the bids, and then select a bid once they go through our legal counsel.
COMMISSIONER VEGA: If I may, prior to the bid selection was yourself, Roy Rogers -- they chose the selection of bids and you graded those bids.

MR. PRIESTER: Right.

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

MR. MANFREDI: You mean the A&E?

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

MR. PRIESTER: No, the bids --

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

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

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

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

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

COMMISSIONER VEGA: Roy Rogers is not
here, but you were already, so who's the third person is what I'm asking.

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

COMMISSIONER BANKS: Somebody from buildings and grounds.

COMMISSIONER CHERELLO: I would think depending --

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

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

COMMISSIONER VEGA: That answers my question. Thank you.

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

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

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

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

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

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

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

COMMISSIONER BANKS: Right.

COMMISSIONER CHERELLO: That's all.

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

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

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

MR. PRIESTER: Correct.

CHAIRPERSON DENMAN: There was I think only one representative from Manahan Village, if
that.

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

CHAIRPERSON DENMAN: Right. Exactly.

MR. PRIESTER: That's just about it.

And I did get in contact with a company that specializes in the RAD program, the resident assistance direction. So they will come out for a free consult to check our portfolio. And that coincides with physical assessments needs. It goes along with the capital fund, but also will give us an idea of how to spend or how to attain funding for Manahan Village or our properties altogether.

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

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

CHAIRPERSON DENMAN: Is that it?

MR. PRIESTER: That's it.

CHAIRPERSON DENMAN: Thank you, Douglas.

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

COMMISSIONER BANKS: I thought we were
going to do old business next.

CHAIRPERSON DENMAN: Old business --

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

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

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

COMMISSIONER CHERELLO: You're at committee reports.

MR. MANFREDI: We won't miss anything.

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

MS. BOOZE: If the building is fixed.

Thank you, Maureen, for that information.

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

Can we get a motion to approve resolution 2017-29?
COMMISSIONER VEGA: I'll make that motion.

CHAIRWOMAN DENMAN: Thank you, Commissioner Vega.

COMMISSIONER SCHMIDT: Second that.

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

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

COMMISSIONER VEGA: Motion.

CHAIRPERSON DENMAN: Thank you.

COMMISSIONER SCHMIDT: What does this mean exactly?

CHAIRWOMAN DENMAN: Physical assessment needs.

COMMISSIONER BANKS: Second.

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

CHAIRWOMAN DENMAN: 2017-31, resolution approving and authorizing a cost of living adjustment to the salary of all housing
authority employees. Can I get a motion?

COMMISSIONER BANKS: I'll make a motion.

CHAIRPERSON DENMAN: Thank you.

Second.

COMMISSIONER SCHMIDT: Second.

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

MR. PRIESTER: Two percent.

COMMISSIONER SCHMIDT: Should that be reflected in the resolution?

COMMISSIONER CHERELLO: Is that necessary?

CHAIRWOMAN DENMAN: Yes.

COMMISSIONER SCHMIDT: Thank you for bringing that up.

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

COMMISSIONER SCHMIDT: Can we amend the resolution then?

CHAIRPERSON DENMAN: Approved with the amended two percent.

(Whereupon, roll call was taken with
Commissioner Cherello, Commissioner Banks, Commissioner Schmidt and Commissioner Denman voting in favor, Commission Vega voting against.)

CHAIRPERSON DENMAN: Committee reports.
Building and grounds subcommittee.

COMMISSIONER VEGA: I have a report to submit. It's not total. I'll let you guys read it. If you don't mind I'll read it out loud. Real quickly, I'm trying to take the initiative for the building and grounds committee, and go down through all the properties every day. That's what I do. Every day after work since I have been here I have been going down to Manahan Village, through the senior complexes, and I've noticed a lot of things. What I was able to do was use the real estate assessment and inspection guide provided by the Housing and Urban Development and it was utilized in finding any deficiencies. A physical tour of all the numerous findings and/or deficiencies were found. At the last meeting held on August 28th, 2017, copies of photos and reference to these findings were provided to Roy Rogers, former executive
director, and Douglas Priester, acting executive
director. Nothing has been done on any of those
that I've noticed on my tours throughout since
then, not one. The recommendation from the
buildings and grounds subcommittee is we first
address those deficiencies that first appear to
be the easiest to resolve, include regular day
to day schedule of housing authority to remove
the trash from the refuge shoots twice a day at
all senior complexes, and observation of more
than half a dozen lights on the exterior of all
the senior building were found to be
non-working.

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

The interior lighting in the hallways
should be improved at all senior sites at
Manahan Village. Many deficiencies were
discovered. However, a more descriptive list
will be submitted at the next meeting.

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

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

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

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

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

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

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

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

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

COMMISSIONER VEGA: Through what?

MR. PRIESTER: The REAC inspection.

COMMISSIONER VEGA: I was asked through
email, I asked if I could have a copy of that, of the inspection report, just for the buildings and grounds.

COMMISSIONER CHERELLO: Is that the only copy we have?

MR. PRIESTER: Yes.

COMMISSIONER VEGA: Is it that whole book?

MR. PRIESTER: Yes.

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

COMMISSIONER VEGA: Correct.

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

COMMISSIONER VEGA: I'm sure they are.

There was also some changes recently. In a closed group I'd like to address this a little more, so I'd like to make a motion we speak of
this at closed group versus taking up time
during the meeting. There's been a lot of
changes. I don't know if you're up to date, or
Mr. Pounder was up to date on the new REAC
inspection.

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

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

CHAIRPERSON DENMAN: I think between
that and the physical assessment needs finally
being addressed, they're going to have basically
a score board to reiterate everything you just
shared, if not more detail.

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

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

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

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

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

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

MR. PRIESTER: Maybe.

COMMISSIONER CHERELLO: From them.

MR. PRIESTER: Yes.

COMMISSIONER CHERELLO: They usually
give you an indication fairly quickly.

MR. PRIESTER: Right. They do.

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

MR. POUNDER: Most of it is done.

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

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

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

CHAIRWOMAN DENMAN:  NARO (ph).

COMMISSIONER SCHMIDT:  NARO needs to be
posted with. So we're working through that as
well to make sure that gets posted and we want
to keep this timeline moving.
COMMISSIONER CHERELLO: Wait a second.
I don't ever recall this board having a
discussion as a board that we wanted to do this
ourselves. So I --

CHAIRWOMAN DENMAN: Do what ourselves?

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

CHAIRPERSON DENMAN: You know what, I
respectfully --

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

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

COMMISSIONER CHERELLO: You haven't
worked in housing.

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

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

CHAIRPERSON DENMAN: Excuse me, we have
already put together an interview committee. We
vetted this through.

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

(Rapping of gavel by Chairperson.)

(Board members speaking over one another.)

MR. MANFREDI: One at a time.

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

CHAIRPERSON DENMAN: Really, this is --

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

COMMISSIONER BANKS: May I speak, Madam Chair?

CHAIRPERSON DENMAN: Can we finish this first?

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

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

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

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

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

COMMISSIONER CHERELLO: Correct.

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

(Board members speaking over one
another.)

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

COMMISSIONER BANKS: May I speak, Madam
Chair?

CHAIRPERSON DENMAN: Commissioner

Banks.

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

CHAIRPERSON DENMAN: Because that's a violation of Sunshine Law.
COMMISSIONER BANKS: Another violation is, what you guys are doing it looks underhanded, and it looked deceitful. How did -- what are we here for? This is not your committee, Maureen. Why weren't we notified? Just answer me that. Why --

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

(Rapping of gavel by Chairperson.)

(Board members speaking over one another.)

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

COMMISSIONER CHERELLO: The entire board should be involved.

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

CHAIRPERSON DENMAN: Let me -- HUD called, sent an email, and said Washington wanted to be copied because of the sensitivity of Roy Rogers and the investigation. They had to review it and approve it.
COMMISSIONER BANKS: Why weren't we involved in the process? Subcommittees aren't just advisory. It has to come before the board first.

(Rapping of gavel by Chairperson.)

(Board members speaking over one another.)

MR. MANFREDI: One at a time.

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

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

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

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

(Rapping of gavel by Chairperson.)

(Board members speaking over one another.)

COMMISSIONER CHERELLO: Never said you were going to go out and hire a new executive director.
CHAIRWOMAN DENMAN: The board is out of control.

(Board members speaking over one another.)

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

(Board members speaking over one another.)

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

COMMISSIONER CHERELLO: She has no right.

COMMISSIONER BANKS: What were the qualifications you had?

CHAIRWOMAN DENMAN: Excuse me. We need to adjourn.

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

COMMISSIONER VEGA: I would like to make a motion that we add Ms. Banks to the personnel subcommittee. And for you to decide that the liaison, Ms. Davis, be on that committee prior to -- before you let a
commissioner who's been asking to be on with a lot of emails --

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

COMMISSIONER CHERELLO: (Inaudible.)

She's not part of this board.

CHAIRPERSON DENMAN: Neither is Mr. Priester.

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

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

(Board members speaking over one another.)

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

CHAIRPERSON DENMAN: You know what, this is not going to happen anymore. Not going to happen anymore.
COMMISSIONER BANKS: Mr. Manfredi, in the past who has been on the interview committee? How has it been run in the past?

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

COMMISSIONER BANKS: Both.

MR. MANFREDI: So with the consultant the consultant ranked all the applications that came in after a meeting with the full board and putting together a set of criteria that the board put together. Then there was a committee of board members that undertook interviews in person and by phone, reported to the full board, and then the full board did the interviews again, and also had the opportunity to pick anyone else from the list that they wanted to interview. When it was done, that did not yield anything. When it was done a second time, which yielded Mr. Rogers, there was a committee of the board formed in which the acting director was -- there were three commissioners and the acting director. The same process was followed. However, again, the board had the opportunity to interview those that were ranked in the highest,
I believe five or six, and with the option to interview anyone else that they wished to interview.

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

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

COMMISSIONER BANKS: Okay.

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

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

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

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

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

COMMISSIONER BANKS: We haven't been given any recommendations.
COMMISSIONER SCHMIDT: Can we talk about this instead of yelling?

CHAIRPERSON DENMAN: It's embarrassing.

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

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

COMMISSIONER BANKS: You did it wrong.

You did it wrong.

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

(Board members speaking over one another.)

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

CHAIRPERSON DENMAN: It's almost six grand.

COMMISSIONER VEGA: That's what you're
CHAIRPERSON DENMAN: It's a requirement of HUD that you post on NARO.

COMMISSIONER VEGA: It's not on there.

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

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

CHAIRPERSON DENMAN: Because we just finished the job description.

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

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

(Board members speaking over one another.)

COMMISSIONER SCHMIDT: It's a boilerplate job description.

COMMISSIONER BANKS: I feel that that job description, nothing should be done with it until we as a board sit back and review it. And
if it doesn't I'm going to raise the roof. I'm going to raise the roof, and I mean that. I am going to email everyone that I know at HUD, because what you are doing is underhanded.

COMMISSIONER SCHMIDT: I understand what --

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

COMMISSIONER SCHMIDT: I just want to --

(Board members speaking over one another.)

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

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

COMMISSIONER CHERELLO: You already started the process.

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

COMMISSIONER CHERELLO: It won't go further.

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

(Board members speaking over one
another.)

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

COMMISSIONER VEGA: That's not appropriate.

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

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

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

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

CHAIRPERSON DENMAN: You want to bet?
I'll forward you the email.

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

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

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

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

COMMISSIONER BANKS: How did they know about it?

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

COMMISSIONER VEGA: That wasn't prepared by then.

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

COMMISSIONER BANKS: I know.

CHAIRPERSON DENMAN: So the next step is to hire a new director.
COMMISSIONER BANKS: Correct.

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

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

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

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

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

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

CHAIRPERSON DENMAN: This is in the special class.

COMMISSIONER VEGA: That's the first class you have taken. I haven't seen you at any other classes. But I wasn't informed. And last time I checked that says vice chairperson. I wasn't informed of anything going on with HUD.
CHAIRPERSON DENMAN: You're vice chair.

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

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

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

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

COMMISSIONER VEGA: At least --

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

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

(Board members speaking over one another.)

COMMISSIONER SCHMIDT: You keep interrupting me. I'm really trying to talk. We shouldn't sacrifice quality just to add a deadline. I'm for transparency. I want to move
this forward. If you guys feel you need to see
this job description, totally. So let's do
that. And I look to my legal for how we do
this.

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

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

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

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

COMMISSIONER BANKS: You're on the
advisory committee.

COMMISSIONER SCHMIDT: We should look
to our counsel. We only meet once a month, and
we need to keep this moving. And the purpose of
subcommittees is to accomplish things in between
meetings but not to sacrifice making sure the
board gets the input. Totally. And here's our
meeting, we're here having a conversation, which
is right. I just want to know how we should proceed to make this thing appropriate. Give us guidance.

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

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

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

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

COMMISSIONER SCHMIDT: Just so you know, we can't do business that way, we need to go through -- and Mr. Manfredi's approach makes a lot of sense.
COMMISSIONER BANKS:  I appreciate that.
Let me tell you something, from the very
beginning when you started writing on paper
about an executive director you should have
never did that.  I'm talking about the process.
You should have never did it without the full
board.

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

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

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

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

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

MR. MANFREDI:  We can have a special
meeting and it would be closed session.  We give
the notice and Mr. Priester and I work out a
date. If you'd like to do it that way it could
be more efficient. I was suggesting to move
things forward as I'm hearing the board's
concerns, if you want to send it out,
Commissioner Schmidt, to everyone, send your
comments to me, we don't violate Opening Public
Meetings, we have a special meeting, all those
can be discussed. It's the decision of the
board.

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

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

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

COMMISSIONER BANKS: Are we going to go
into closed session today?

COUNCILWOMAN DAVIS: I'd like to say

something.

CHAIRWOMAN DENMAN: Can I just --

Councilwoman Davis has to leave for a wake and

has to make a statement. Can we go out of order

here so we can give her the floor?

MR. MANFREDI: We will move to council

liaison comments.

COUNCILWOMAN DAVIS: First I want to

say to Mr. Cherello, you have the manners of a

farm animal and you should be ashamed. You

should be ashamed. And if you want to talk

about friends, let's talk about your friends.

It could be said I'm Angel Vega's friend,

because I'm the one who convinced him to apply

for this position. It can be said I am Miriam's

best friend, because I am the one who helped her

along in this process when the governor said no.

So let's talk about your friends. Don't ever,

ever feel like it's acceptable to defame me.

I'm not a member of this board, I am the

liaison. I'm very clear about my position, and

it's clear to me you're not clear about your

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

COMMISSIONER BANKS: You're absolutely right.

COUNCILWOMAN DAVIS: So I feel I have just as much right as you or anybody sitting here to make a decision about who gets to represent me. Because they don't just represent me, they represent my friends, they represent my
family. You understand that?

COMMISSIONER BANKS: Yes, I do.

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

Now, to Mr. Priester, my issues are --

I have two issues. My first issue is with Adia Harris who is no longer here. I don't understand why it's possible for you to come up with we can get her some money tomorrow when this poor girl has been sleeping on the floor for three weeks. It's unacceptable and it's an embarrassment. I live on the property so certainly people see me, they're not real clear about how things go, so I'm their point person. They dump things on me all the time. There's a girl in Ms. Bank's building who was in a whole body cast last year. You knew all about it. The girl got to walk 15 minutes from her bus to her front door. She gets to park up the hill almost by the Neighborhood House when there was a spot available right next to Ms. Banks, because I park next to Ms. Banks. And it took you three weeks to supply her with that.
Actually she just started parking there yesterday. It took four weeks for you to paint that. I don't understand. Who is passing the buck. And who is held responsible when you are not informed about how things are not being done properly. There's no explanation for you all to be just finding out about what's happening with these properties at this meeting. If your tenants have an issue, you are their board. If the tenants have an issue with who is managing on your behalf, how do they then communicate their issues if they're not getting it done? There's no explanation for that little crippled girl to be stumbling up the hill for four weeks when I was the one who put in the call. Like this girl, I watch her walking. You know what I'm talking about. Walks right up the front of the building, it takes the poor girl 15 minutes to walk from the bus to the front door. And she lives upstairs. How come she lives upstairs?

MR. PRIESTER: Because the mother has a letter in her file stating that she did not want that parking space, and she thought it was therapeutic for her daughter to walk up and down the stairs.
COUNCILWOMAN DAVIS: That's not what she told me. She told me that she reached out to you. And I could be wrong, I only have the information that I was given by the tenant. Again, I'm not on this board, I'm a resident, I'm the liaison, and I feel like that changes things, because I do have a way to reach out to you and get you to answer my phone call or reach out to any one of you because I have your number, I have your number and I have your number. So let's be clear, don't let it just work for you, because it doesn't just work for you or for you or for you or for any one of you.

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


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

COUNCILWOMAN DAVIS: I don't. Maybe if you had the capacity to be do it maybe you'd have been selected.
COMMISSIONER BANKS: I do have the capacity. Like she has the capacity. That's your girlfriend.

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

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

CHAIRWOMAN DENMAN: Correct.

COMMISSIONER SCHMIDT: Is that in effect approved?

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

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

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

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

COMMISSIONER VEGA: There's some discrepancies on the bills I'd like to address.
CHAIRPERSON DENMAN: We got the bills in our last packet.

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

COMMISSIONER SCHMIDT: Okay. Thank you.

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

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

COMMISSIONER CHERELLO: I make a motion. And then second it.
COMMISSIONER BANKS: Second it.

COMMISSIONER CHERELLO: Mr. Vega has a question.

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

CHAIRPERSON DENMAN: Absolutely.

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

MS. WASHINGTON: Fire alarms.

COMMISSIONER VEGA: Fire alarms, correct. I notice that there's -- Midwest Inspections got paid, I never got a copy, I asked for the pre-REAC inspection from Mr. Priester, I was hoping to get that. But in addition to, Jean, we were talking, I came in to sign checks, and we also discussed -- give me a second. I believe it was not Ryan Company, it was for the uniforms. $10,000 in uniforms for
bills that were being paid from 2013. And I
told that I felt that that was something that
needed to be discussed with the board. I don't
feel comfortable paying for uniforms dating back
from 2013. I think right now the amount that's
being allowed is excessive. It's excessive for
staff. I wanted to see if there's an
alternative that could be done in the future for
the uniforms. Right now paying bills from 2013
is unacceptable.

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

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

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

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

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

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

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

MS. WASHINGTON: I didn't say that.

CHAIRPERSON DENMAN: I thought you did.

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

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

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

MS. WASHINGTON: You see the dates on the bills, I couldn't use the date 2013, '14 and
'15. I couldn't use those. So you'll see the
date is 2016, the date I received them.

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

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

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

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

MR. PRIESTER: Right.

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

MR. PRIESTER: That wasn't the scope of
the landscaper. That was not the scope.

COMMISSIONER VEGA: The trees?

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

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

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

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

CHAIRPERSON DENMAN: Thank you.

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

MS. WASHINGTON: How about the
landscaping?

COMMISSIONER VEGA: It's okay. Pay
Pisani. I believe that's TM as well, both on
there.
MS. WASHINGTON: Both of them? I'm not paying both of them?

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

CHAIRPERSON DENMAN: Go back to old business.

COMMISSIONER CHERELLO: We got to approve the bills.

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

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

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

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

CHAIRPERSON DENMAN: It's a legal
COMMISSIONER VEGA: I'm just saying, that's the only bill I'm going to say I don't want to pay. Because I don't think the process was followed properly.

CHAIRPERSON DENMAN: You can abstain from it.

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

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

CHAIRPERSON DENMAN: Mr. Rogers approved it.

COMMISSIONER CHERELLO: Mr. Rogers approved it.

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

CHAIRWOMAN DENMAN: He was. It was before Rogers got --
COMMISSIONER VEGA: I'm talking about work being done the other day.

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

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

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

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

CHAIRWOMAN DENMAN: No.

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

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

COMMISSIONER VEGA: But what I'm getting at, we still have protocol in place to
make decisions. A $42,000 decision should not be made solely on the maintenance -- that's what I'm getting at. Mr. Priester wasn't aware. You weren't there. If he was aware --

CHAIRWOMAN DENMAN: I'll show you the email.

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

MR. POUNDER: Mr. Rogers was executive director.

MS. WASHINGTON: It happened in July.

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

COMMISSIONER VEGA: Was is a good word.

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

MR. MANFREDI: If I may, in an emergency situation by statute the executive director has the ability to declare an emergency, and once the executive or acting executive director does that, then, as you said,
it exempts us from public bidding and allows us
to hire the most qualified company immediately
available. And in the case of obviously hot
water and heat it would meet the criteria for an
emergency. Then it would go over to Mr.
Priester for management and administration of
that work.

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

CHAIRPERSON DENMAN: This was early
August.

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

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

CHAIRPERSON DENMAN: Okay.

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

CHAIRPERSON DENMAN: We can't do that here.

(Rapping of gavel by Chairperson.)

MR. POUNDER: Mr. Rogers was my supervisor.

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

CHAIRPERSON DENMAN: Okay.

COMMISSIONER VEGA: And you grab that gravel again --

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

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

COMMISSIONER BANKS: Commissioner Vega, Commissioner Vega, Commissioner Vega --

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

COMMISSIONER BANKS: Commissioner Vega, Commissioner Vega, our attorney has said that you should not – we should not be discussing this at – personnel matters should be in closed session.

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

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

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

CHAIRWOMAN DENMAN: Old business.

COMMISSIONER BANKS: I just wanted to talk about this normal wear and tear. Is there any way that we can get a list of what the residents are being charged for certain items, like toilet seat covers? What is the distinction between normal wear and tear and for someone not to be -- I mean to be charged for.
I can see if somebody punched a hole in the wall. But to change a seat cover, how many residents have been charged $7.00 or whatever to have a seat cover changed? I would think that would be normal wear and tear.

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

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

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

COMMISSIONER BANKS: Is that legal?

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

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

MR. PRIESTER: Past practice.

COMMISSIONER VEGA: What is the fine
line defining defective versus wear and tear?

Who makes that decision?

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

COMMISSIONER CHERELLO: We updated it about two years ago.

COMMISSIONER BANKS: Can we get a copy of it?

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

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

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

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

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

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

MS. WASHINGTON: Have to go out for
bid.

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

COMMISSIONER CHERELLO: This
resolution, the process was done, as I said, properly and legally. It was scored. The resolution was put in front of this board to act on to act on, it's been tabled.

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

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

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

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

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

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

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

MR. MANFREDI: Second public comment.
I apologize, new business is next. Any new business?

CHAIRPERSON DENMAN: Okay. Second public comment.

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

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

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

The automatic door in building 39, when
you scan your little thing for it to open, as soon as it opens to full capacity it starts shutting automatically. So anybody with limited mobility is going to get caught in the doors, and anybody who is in a wheelchair or trying to bring packages in, you're going to get caught.

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

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

MR. PRIESTER: Yes, he is.

MS. INESTROZA: Because I was wondering why that couldn't be part of the on-call maintenance, why we're paying somebody if we
have on-call maintenance guys in the area, why wouldn't that be part of their job description.

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

And I think the last thing my concern was, there's a -- I brought it to Douglas's attention this month and last month, there's a car that stays parked in a visitor's parking spot, and last month it was there for about two weeks, and I had to go to the office about three times before they put a sticker on it and the car was moved. This time it was there for a week. There was a sticker placed under the windshield, and the back of the sticker where you fill out all the information that you would put in the tenant's file was left on the back of the sticker. The car moved two spots over. And I got a chance to speak to the tenant, and she was told that the car could stay there for three days without moving. I think that needs to be changed because there's limited spots. I park
in the south parking lot because I leave early
enough before they come in in the morning. Or
maybe there's something we can utilize with the
Town of Morristown, there's an abundance of
parking on Franklin Street, maybe we can work
something out where our housing authority trucks
can stay there, the crew can go there in the
morning, pick up their trucks and come back, and
that frees up maybe three parking spots here and
five next door. Just a thought.

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

MS. INESTROZA: Curious about what?

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

MS. INESTROZA: I'm just saying any
time I've been there, and I'm there every day,
I've only seen you on the Flagler side of -- and
that's your business. You don't need to justify
to me.
CHAIRPERSON DENMAN: Exactly. Mary?

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

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

I just feel bad we got these commissioners that send in the resume to serve the residents, and then when you get up you rushing us, you on a time clock, and we don't even get paid to speak. You all don't get paid to sit there. You knew what you was getting into when you send in your resume. You know residents like to be heard. I don't like when people do this or do this when I'm trying to speak, because it throws me off. So if you didn't want to be on the board of commissioners, you should have kept your resume. Don't send it
And I just feel bad about I didn't get an answer to my question. And we got the buildings and ground committee, and I know they doing a great job, but I would like to say I pray Mr. Priester out every time I can't take the looks of Manahan Village again.

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

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

The China Hut over there, that used to be the China Hut, the new commissioners probably don't know, but it's a mess over there. I mean, we used to have the horseback riding, and the
hopscotch thing at China Hut, now you can hardly get in there. Let's not let Manahan Village fall down. We've got new commissioners. Let's get together, let's start getting along with each other. Let's start being on the same page with each other and get Manahan Village and the senior buildings back up to running condition.

Thank you all.

And that is my resident commissioner, Ms. Banks.

CHAIRPERSON DENMAN: Thank you, Mary.

COMMISSIONER VEGA: If I can just respond, I hope that Mr. Priester gets back to you on your handicap situation, but all I can tell you about the buildings and grounds subcommittee, I didn't submit too much on paper for Manahan Village. Obviously that book that you've seen on the table, which is as thick as a phone book, should be able to help you understand all the deficiencies and things that need to be addressed down there. So that's a lot there. So I hope that that's something they can get a grip on as well. But we're doing our best to see how we can get input to see these things get addressed.
MS. INESTROZA: Can I ask one more thing, if Mr. Manfredi can answer it, that parking rule that is being enforced, if somebody can park in the visitor's parking spot for three days consecutively and not move their car, is that --

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

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

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

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

MR. PRIESTER: She is a resident.

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

MR. PRIESTER: I'll look into that.

MS. INESTROZA: Do we even know if he's a resident?
MR. PRIESTER: I'll check into that.

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

MR. PRIESTER: Because she brought in the paperwork.

MS. INESTROZA: For the Mercedes?

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

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

MR. MANFREDI: We can't discuss that.

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

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

MR. PRIESTER: Yes. Okay.

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

COMMISSIONER BANKS: I'd like to make a motion to go into closed session. I have a matter I want to discuss.
COMMISSIONER VEGA: I'll second it.

MR. MANFREDI: Roll call?

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

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

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

COMMISSIONER BANKS: Emails,
commissioner's emails.

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

COMMISSIONER BANKS: It's personnel.

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

CHAIRWOMAN DENMAN: Yes. Okay.

(Closed session takes place.)

(Open session recommences.)

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

(Whereupon, all commissioners voted in
favor.)
MR. MANFREDI: The meeting is closed at 8:57.

(Meeting was adjourned.)