

Board of Commissioners – Housing Authority of the Town of Morristown
Zoom Meeting Minutes - Meeting ID 899 5835 5777, Passcode: 191443
or via Phone 1-646-876-9923

October 25, 2021

Board of Commissioners

Maureen Denman, Chairwoman
Luma Oweis, Vice Chair
Nathan Umbriac, Commissioner
Martha Ballard, Commissioner
Eva Turbiner, Commissioner
Nohemy Zabala, Commissioner
Tina Lindsey, Commissioner

Housing Authority

Keith Kinard, Executive Director
Allison Durham, Deputy Director
Frank Borin, Esq., DeCotiis, FitzPatrick & Cole, LLP
Diana Smith, Chief Financial Officer

Town of Morristown Officials

Mayor Timothy Dougherty – Absent
Pastor David Silva, Council Liaison - Present

Call to Order

Chairwoman Denman called the meeting to order at 6:05 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Denman, Commissioners Umbriac, Oweis, Ballard, Turbiner, Zabala and Lindsey were present. The flag was saluted.

Moment of Silence Observed

Approval of Minutes - September 27, 2021

Upon a motion by Commissioner Umbriac and seconded by Commissioner Oweis, the minutes of the September 27, 2021 Board Meeting were approved. Chairwoman Denman, Commissioners Umbriac, Oweis, Ballard, Turbiner, Zabala, and Lindsey voted in favor.

Executive Director Report

Mr. Kinard reported on the following items:

- RAD Process Update.
- Seeking to schedule third COVID-19 shots for MHA senior residents.
- Plan to set up flu vaccines for seniors with Atlantic Health System. Chairwoman Denman facilitated a contact with the Atlantic Health System.
- Planning to implement a chair yoga program in partnership with the Mayor's office Recreation Center for residents in the three senior buildings.

Board Committee Reports

Chairwoman Denman noted the Board Finance Committee met and were updated on the 2020 fiscal year audit and the fact that a lot of clean up has been done over the past two years, especially addressing and clearing the ten (10) findings and bringing them down to potentially two (2). The CARES Act spending plan and the current budget to actuals was also reviewed at the meeting. Commissioner Turbiner asked if the full board could receive a copy of the MHA's budget to actual report. Mr. Kinard stated yes, the full board will receive the budget to actual report and the full audit to review. A resolution to submit the FY202 Audit to HUD and the New Jersey Local Finance Board will be presented in November to the Board.

Old Business

None.

Resolutions

- 2021-044 Resolution: Schedule of Bills as of October 13, 2021
Motion to approve by Commissioner Oweis and seconded by Commissioner Ballard, the Schedule of Bills was approved. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.
- 2021-045 Resolution: HCVP Administrative Plan Revision
Motion to Approve by Commissioner Umbriac and seconded by Commissioner Oweis. Chairwoman Denman, Commissioners Oweis, Umbriac, Ballard, Turbiner, Zabala and Lindsey voted in favor.

New Business

Chairwoman Denman stated she will be reaching out to each Commissioner to schedule a Board Retreat for Saturday, December 4, 2021. Mr. Kinard noted it is important to have a retreat in light of the RAD program changes that will be taking place. Commissioner Turbiner stated she will not be available to attend in person. Chairwoman Denman stated we will set up a zoom conference for her to participate.

Public Comments

Chairwoman noted no members of the public appeared to address the Commissioners.

Mayor's Comments

Absent

Council Liaison's Comments – Pastor Silva

Pastor Silva asked clarification on the financial reports to the Board and brand of vaccinations can be taken as a third shot. Mr. Kinard clarified financial report reviewed by the Board subcommittee. Commissioner Turbiner clarified the third COVID shot. Pastor Silva encouraged the Board to continue to keep MHA residents informed on matters that affect them.

Adjournment

With no further business, Commissioner Umbriac and Commissioner Oweis voted in favor to adjourn the meeting. Commissioners voted in favor to adjourn the meeting at 6:41 pm.

Board of Commissioners – Housing Authority of the Town of Morristown

Annual Board Meeting Minutes

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October 25, 2021

Agenda: Board Position Reorganization

Board of Commissioners

Maureen Denman, Chairperson

Nathan Umbriac, Vice Chairperson

Luma Oweis, Commissioner

Martha Ballard, Commissioner

Eva Turbiner, Commissioner

Tina Lindsey, Commissioner

Nohemy Zabala, Commissioner

Housing Authority Personnel

Keith Kinard, Executive Director

Allison Durham, Deputy Director

Attorney

Frank Borin, DeCotiis, FitzPatrick & Cole, LLP

General Counsel to the Morristown Housing Authority

Called To Order

Mr. Kinard called for the Annual Board Meeting to order at 6:42 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Denman, Commissioners Umbriac, Oweis, Ballard, Turbiner, Lindsey, and Zabala were present.

Re-Organization Nominations Vice Chairperson

Commissioner Denman nominated and Commissioner Turbiner seconded the nomination of Commissioner Ballard for the seat of Vice-Chairperson. With no further nominations, a vote was taken and all voted in favor.

Re-Organization Nominations Chairperson

Commissioner Oweis nominated and Commissioner Lindsey seconded the nomination of Commissioner Denman for the position of Chairperson. With no further nominations, a vote was taken and all voted in favor.

Adjournment

With no further business, Commissioner Oweis motioned to adjourn the meeting and Commissioner Ballard seconded. All voted in favor. The meeting was adjourned by Chairperson Denman at 6:50 p.m.