

**Board of Commissioners – Housing Authority of the Town of Morristown
Zoom Meeting Minutes**

October 26, 2020

Board of Commissioners

Maureen Denman, Chairwoman
Nathan Umbriac, Vice-Chairman
Luma Oweis, Commissioner
Martha Ballard, Commissioner
Caroline Opondo, Commissioner
Adia Harris, Commissioner - Absent

Housing Authority Personnel

Keith Kinard, Executive Director - Absent
Allison Durham, Deputy Director

Housing Authority General Counsel

Frank Borin, Esq., DeCotiis, FitzPatrick & Cole, LLP

Town of Morristown Officials

Mayor Timothy Dougherty – Absent
Pastor David Silva, Council Liaison to the Morristown Housing Authority – Absent

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, Vice-Chairman Umbriac and Commissioners Oweis, Ballard, and Opondo were present. The flag was saluted.

Moment of Silence Observed

Approval of Minutes – September 28, 2020

Upon a motion by Commissioner Ballard and seconded by Commissioner Opondo, the minutes of the September 28, 2020 Board Meeting were approved. Chairwoman Denman, Vice-Chairman Umbriac, Commissioners Oweis, Ballard, and Opondo voted in favor.

Executive Director Report

Ms. Durham reported on the following matters: COVID-19 continued safety precautions are being taken including new no visitor signs displayed at all senior buildings. We are also considering other options and measures to deter visitors during this national health crisis. K9 dog bed bug inspections were performed at all three hi-rise buildings. The number of active cases found are nine (9) at Ann Street, 17 at 39 Early Street and two at 31 Early Street. 31 and 39 Early received their 1st and 2nd treatments. 29 Ann street will have their 1st treatment the week of October 26. On September 29, September 30 and October 6 Mr. Kinard held RAD Update meetings with our senior residents. All three meetings included separate meeting times during the day for Spanish and Russian speakers only. For safety reasons we used Tablets to do a live presentation to the residents. We prepared each tablet so the residents would not have to sign on or touch anything to view the

presentation. The presentation gave an overview of the renovation plans for each building and site including the apartments. Overall, the presentation was received very well. We hope to present to Manahan residents early next year. If need be, we will do the site in sections and use the same technology for safety reasons. The hot water and circulating pump issue that affected several buildings at Manahan Village has been addressed. We were able to install a new hot water tank and circulating pump. We have had no further complaints. Chairperson Denman stated that residents told her they are really excited about the RAD plans. She also hopes to hold a mini-retreat for the Commissioners to have an in-depth discussion on RAD plans.

Board Committee Reports

No Reports.

Old Business

None

Schedule of Bills - Approved

Chairperson Denman noted an addition to the Schedule of Bills, Action Interpreting LLC, \$1,567.58. Upon a motion by Commissioner Umbriac and seconded by Commissioner Oweis, the schedule of bills was approved. Chairwoman Denman, Vice-Chairman Umbriac and Commissioners Oweis, Ballard and Opondo voted in favor.

Resolutions

- **Resolution #2020-018 RATIFY THE POLICY OF THE EXECUTIVE DIRECTOR'S SOLE SIGNATURE FOR ALL BOARD APPROVED PAYMENTS - RESOLUTION TO RATIFY THE POLICY OF THE EXECUTIVE DIRECTOR'S SOLE SIGNATURE FOR ALL BOARD APPROVED PAYMENTS.** Motion By Commissioner Ballard and Seconded by Commissioner Umbriac. All Approved.

New Business

None.

Public Comments

None

Adjournment

The meeting was adjourned by Chairwoman Denman at 6:25 p.m.

**Board of Commissioners – Housing Authority of the Town of Morristown
Annual Board Meeting Minutes**

October 26, 2020

Agenda: Board Position Reorganization

Board of Commissioners

Maureen Denman, Chairperson
Nathan Umbriac, Vice Chairperson
Luma Oweis, Commissioner
Martha Ballard, Commissioner
Caroline Opondo, Commissioner
Adia Harris, Commissioner - **Absent**

Housing Authority Personnel

Keith Kinard, Executive Director - **Absent**
Allison Durham, Deputy Director

Attorney

Frank Borin, DeCotiis, FitzPatrick & Cole, LLP
General Counsel to the Morristown Housing Authority

Called To Order

Ms. Durham called for the Annual Board Meeting to order at 6:25 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Denman and Commissioners Umbriac, Oweis, Ballard, and Opondo were present.

Re-Organization Nominations Vice Chairperson

Commissioner Denman and Commissioner Umbriac nominated Commissioner Oweis for the seat of Vice-Chairperson. A vote was taken and all voted in favor.

Re-Organization Nominations Chairperson

Commissioner Ballard and Commissioner Umbriac nominated Commissioner Denman for the position of Chairperson. A vote was taken and all voted in favor.

Adjournment

The meeting was adjourned by Chairperson Denman at 6:32 p.m.