

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
DECEMBER 14, 2010

TIME: 6:00 P.M.

PLACE: Caffé NaVonna Restaurant, 147 Route 46, Rockaway, New Jersey

CALL TO ORDER: Vice Chairman Hall called the meeting to order at 6:00 P.M.

ROLL CALL: Vice Chairman Hall requested that the roll be called.

PRESENT

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Tappen
Vice Chairman Hall

ABSENT

Chairman Schramm
Commissioner Ricciardelli

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, Porzio, Bromberg & Newman, P.C.

Chairman Schramm read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this fourteenth day of December, 2010 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

Minutes – A motion was made by Commissioner Dolan and seconded by Commissioner Denecke approving the minutes of November 9, 2010. The following votes were cast:

AYES

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Vice Chairman Hall

ABSTAIN

Commissioner Tappen

NAYS

Vice Chairman Hall declared said motion carried.

Vice Chairman Hall

Vice Chairman Hall declared said motion carried.

Resolution 2010 – 42 – A motion was made by Commissioner Denecke seconded by Commissioner Dolan to Write Off Uncollectible Tenant Accounts Receivables. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Tappen		
Vice Chairman Hall		

Vice Chairman Hall declared said motion carried.

Resolution 2010 – 43 – A motion was made by Commissioner Dolan seconded by Commissioner Tappen Approving Meeting Dates of the Board of Commissioner of the Housing Authority of the County of Morris. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Tappen		
Vice Chairman Hall		

Vice Chairman Hall declared said motion carried.

Morris County Affordable Housing Corporation

Peer Place

Morris Habitat for Humanity is putting the major work off till the spring. Commissioner Tappen stated that he saw they had moved a large amount of dirt so they are doing site work.

Willow Street

Ms. Strater stated that the Morris County Affordable Housing Corporation is transferring the property to Morris Habitat for Humanity. The Corporation and Habitat will not be collecting a developers fee because Habitat did not raise enough money. The Corporation will be reimbursed for all expenses.

Netcong

Ms. Strater stated that Netcong would be interested if we worked with the Developer who worked on the redevelopment plan. They do not want to deviate from the redevelopment

plan. The Developer wanted rentals and Netcong is not interested. Ms. Strater spoke to the Business Administrator and Ms. Laurey's. We will talk to Netcong again.

Committee Reports

Ms. Strater reported that the Project Committee needs to meet with Mr. Leo Aparri. Mr. Aparri is requesting a meeting with the Board of Commissioners at the Board meeting. Ms. Strater stated that the committee should meet with him then they can report their findings at the Board meeting. The committee consists of Vice Chairman Hall, Commissioner Dolan and Commissioner Tappen. Commissioner Tappen requested an email be sent to Mr. Aparri indicating we would like to meet before the end of the year.

New Business

None.

Old Business

None.

A motion was made by Commissioner Dolan and seconded by Commissioner Koldewyn to go into Executive Session at 6:15 PM to discuss possible legal action concerning a contract. The following votes were cast:

AYES
Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Tappen
Vice-Chairman Hall

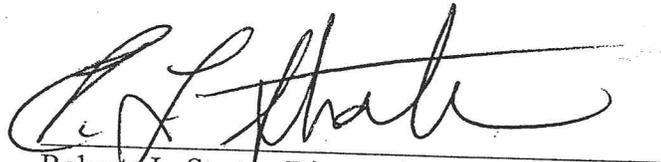
ABSTAIN

NAYS

Vice-Chairman Hall declared said motion carried.

Executive Session adjourned at 6:20 PM.

Regular Meeting adjourned at 6:21 PM.



Roberta L. Strater, Director/Secretary

1/11/11
Date Adopted

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
December 14, 2010

EXECUTIVE SESSION

Mr. Henshaw informed the Board that Mr. Zinno's attorney, Mr. Stephen McGee provided a counter proposal. Zinno Construction will extend the Contractor's Warranty to June 30, 2012, which will be a total of two years from the date the property was substantially completed. Zinno will provide a credit of \$3,500. In addition, a signed Substantial Completion Certificate will be completed by December 17, 2010 and payment of all change orders and retainage to be paid by December 27, 2010.

In addition, The Board approved two change orders and Ms. Strater, Executive Director is authorized to sign said change orders. Change Order #4 in the amount of \$6,525, is the extra work performed by Zinno Construction LLC consisting of reconstruction of the framing of the chimney and roof, providing new flashing, installation of new cement pitched cap at the top of the chimney and associated demolition work. Change Order #5 in the amount of \$6,800: is the extra work performed by Zinno Construction LLC consisting of installing 1/2" furring underneath existing rough framing to allow proper installation of soffits. Other work consisted of providing additional framing as needed for support of the soffits.

The Board was in agreement to the counter proposal and all payments to be made to Zinno Construction LLC with the credit of \$3,500.

The minutes of this closed session will be made public promptly upon the conclusion of the dispute and resulting litigation, if any, and the expiration of any applicable appeal periods.

A motion was made by Commissioner Dolan and second by Commissioner Denecke to adjourn from the Executive Session at 6:20 PM. The following votes were cast:

AYES
Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Tappen
Vice Chairman Hall

ABSTAIN

NAYS

Vice Chairman Hall declared said motion carried.