

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
JULY 13, 2010

TIME: 6:00 P.M.

PLACE: Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

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

ROLL CALL: Chairman Schramm requested that the roll be called.

PRESENT

Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen
Chairman Schramm

ABSENT

Commissioner Denecke
Vice Chairman Hall

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 thirteenth day of July, 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 Ricciardelli approving the minutes of June 8, 2010. The following votes were cast:

AYES

Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen
Chairman Schramm

ABSTAIN

NAYS

Chairman Schramm declared said motion carried.

Schedule of Warrants – A motion was made by Commissioner Dolan and seconded by Commissioner Koldewyn Approving the Schedule of Warrants for July 13, 2010. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Resolution 2010 – 23 – A motion was made by Commissioner Dolan and seconded by Commissioner Tappen Approving the Group Affidavit Form Prescribed by the New Jersey Local Finance Board – Audit Review Certificate. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Vice Chairman Hall confirmed by email that he reviewed and approved Resolution 2010-23.

A motion was made by Commissioner Dolan and seconded by Commissioner Tappen to go into Executive Session at 6:05 PM. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Executive Session adjourned at 6:24 PM.

Regular meeting resumed at 6:25 PM.

Morris County Affordable Housing Corporation

Peer Place

Mr. Henshaw reported that his firm, Porzio, Bromberg & Newman, defended a title insurance company that was overcharging homeowners. A settlement that is in place states that if they could not locate enough people that were involved with the refinancing, the default sum would be given to a 501 (c) (3) organization that develops housing. A donation to the Morris County Affordable Housing Corporation for Peer Place will be wired to the account for \$738,497.76. Mr. Henshaw's client wishes to be anonymous.

Willow Street

Morris Habitat for Humanity continues to work on the building.

New Business

None.

Old Business

None.



Roberta L. Strater, Director/Secretary

8/10/10
Date Adopted

July 13, 2010

EXECUTIVE SESSION

Mr. Henshaw reported that he, Ms. Strater and Ms. Favale met with the Architect, Aparri & Associates. Mr. Henshaw asked them questions concerning the dispute between the contractor and the Architect.

According to Inspection #6, the Architect requested the contractor to respond to six items. The contractor never responded. Mr. Henshaw wrote to the contractor asking them to respond. The contractor responded with a three page letter saying they did nothing wrong. They installed the siding according to Hardi Plank recommendations.

Mr. Henshaw asked the Board if they wish to file a claim against the Architect or a claim against the contractor. Mr. Henshaw has an expert available to review the work and respond in court. The expert charges about \$3,000 - \$5000, plus legal fees at \$25,000.

Commissioner Ricciardelli suggested we get a quote to fix the one side since that is the worst area.

Commissioner Koldewyn recommended we get an estimate to make the repair then negotiate with the contractor and the Architect as to how much we will pay them. Once the repair is completed and approved, then both parties will receive what is owed to them.

A motion was made by Commissioner Dolan and second by Commissioner Koldewyn to adjourn from the Executive Session at 6:24 PM. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen
Chairman Schramm

Chairman Schramm declared said motion carried.