

## **MINUTES FROM A REGULAR MEETING APRIL 15, 2021**

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 2:40 p.m. on April 15, 2021 via ZOOM web-based application. The Executive Director advised that all requirements of the Sunshine Law were met. A roll call was taken as follows:

### **Present**

Chairman Ernest Williams  
Vice Chairman Joseph Juliano  
Treasurer Christopher Jackson  
Parliamentarian Clifford Ross  
Commissioner Betty McLeod  
Commissioner Hashim Garrett  
Commissioner Kurt Mills

### **Also Present**

Walter D. McNeil, Jr., Executive Director  
Marsha Moore, Esq., Post Polak, PA  
Tenants

### **Absent**

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner McLeod moved to adopt the agenda. Commissioner Jackson seconded.

Chairman Williams called for discussion  
No discussion  
A roll call was taken  
All Commissioners voted in favor.

### **TREASURER'S REPORT**

Executive Director McNeil stated that we did not get all of the information necessary to complete the report because it is early in the month and he will send it when he receives it.

### **EXECUTIVE DIRECTOR'S REPORT**

Executive Director gave an update on the activity regarding the Covid19 virus. He advised that HACO partnered with the County to have the Johnson and Johnson vaccine administered to the residents and staff (131 people). He also advised that there were several deaths of the tenants, not necessarily due to covid, approximately 22. He stated he is saddened and gave his regards to the family.

He advised the Board that there was a meeting scheduled with the tenant association to discuss opening the community room.

**PUBLIC SESSION**

Linda Jones Bell, 340 Thomas Blvd Apt 10J stated that there needs to be some type of organization so that tenants can have appliances brought by themselves in their apartments because some people want to purchase their own. She said there was a package belonging to a tenant sitting in the mailroom.

McNeil stated that there have been extensive discussions surrounding the matter and he had an electrician come to the building to evaluate the electrical system and he said that if we allowed people to bring in extra appliances it could create a fire in the building. McNeil asked how he could make it possible and was told the cost to upgrade the electrical units in each apartment will be \$1500 per unit. He also stated the Lease is being updated to be clear about not allowing additional appliances in the building.

Chairman asked if there were any other speakers - there were none. The Chairman closed the public session closed.

**RESOLUTIONS**

Chairman Williams called for a motion to adopt Resolution No. 5632-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange approving Bills. Commissioner Ross moved to adopt. Commissioner Jackson seconded.

Chairman Williams called for discussion  
No discussion  
A roll call was taken  
All Commissioners voted in favor.

Chairman Williams called for a motion to adopt Resolution No. 5633-21 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange authorizing PNC Bank to honor checks bearing facsimile signatures of Chairman Ernest Williams, Treasurer Christopher Jackson, and Executive Director Walter D. McNeil, Jr.  
Commissioner Jackson moved to adopt. Commissioner McLeod seconded.

Chairman Williams called for discussion  
No discussion  
A roll call was taken  
All Commissioners voted in favor.

Chairman Williams called for a motion to adjourn the meeting. Commissioner McLeod moved to adjourn. Commissioner Mills seconded.

Chairman Williams called for discussion  
No discussion  
A roll call was taken  
All Commissioners voted in favor

**UNFINISHED BUSINESS**

Shanda Hammond, the Housing Director stated that she has been working at the Housing Authority for over 20 some odd years and the policy has always been that the residents cannot have any other appliances in their units other than those supplied by the Authority which are a refrigerator and stove. She stated that has been the practice at the public housing units as well as Washington Manor. Tenants were never allowed to have extra items. Ms. Hammond stated the package in the mailroom is waiting to be picked up and taken back to the shipper.

Mr. Jackson asked if the Agency is trying to help anyone who has a hoarding problem? Chairman Williams suggested we send out information about hoarding to the tenants to see if they need any assistance.

Ms. Hammond stated that has been done in the past and tenants denied having an issue. She asked if the Commissioners could suggest and pass on places that can offer assistance.

Commissioner Garrett stated that dryers with excessive lint collected is very easy to start a fire, it happened to him. And its important not to bend to much into given everyone what they want because of the risk. He suggested the lease is modified to be specific on what the tenants can and cannot have.

**NEW BUSINESS**

Motion to close. All in favor.

Meeting was adjourned at 3:29 p.m.

Respectfully submitted,

Dr. Walter D. McNeil, Jr.  
Secretary