

## **MINUTES FROM A REGULAR MEETING JANUARY 18, 2024**

A Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Orange was called to order at 2:00 p.m. on January 18, 2024, via Zoom web-based application, in light of Governor Murphy's Executive Order 107, and to maintain the necessary social distance to avoid the spread of Covid-19. 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 Chair Clifford Ross  
Commissioner Joseph Juliano  
Commissioner Coram Rimes

### **Absent**

Commissioner Hashim Garrett  
Commissioner Shara Morrow  
Commissioner Betty McLeod

### **Also Present**

Walter D. McNeil, Jr., Executive Director  
Marsha M. Moore, Esq., Counsel  
Cristina Mateo, Public Housing Manager  
Carlos Cuevas, Superintendent of Maintenance  
Amanda Rivera, Accountant

The Executive Director's statement regarding the Sunshine Law

The pledge of allegiance was said.

Chairman Williams called for a motion to adopt the agenda. Commissioner Ross moved to adopt the agenda and Commissioner Juliano 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 the minutes from the board meetings on October 19<sup>th</sup> and December 21<sup>st</sup>, 2023. Commissioner Ross moved to adopt the minutes and Commissioner Juliano seconded.

Chairman Williams called for discussion

No discussion

A roll call was taken

All Commissioners voted in favor.

### **TREASURER'S REPORT**

The Executive Director reviewed the financial report with the Board.

Frank Glien reviewed the Audit report with the Board. He stated that his report is that HACO is in compliance with the federal and that there are no significant deficiencies, no material weaknesses in internal control of the financial report.

## **EXECUTIVE DIRECTOR'S REPORT**

Cristina Mateo, Public Housing Manager reported on the activities that were had for the seniors, i.e., bingo, tenant association elections, Essex County Prosecutors office came out for the MLK, and the seniors went to the movies to see The Color Purple. She also reported on February's events which a visit from the nurse, the Mayor and the Superintendent of the schools, and the President of the King University, and so much more.

Letisha Singley, Tenant Relations Specialist reported on Section 8 Department. She advised that they will be holding another voucher briefing in February toward the end of the month in order to get new voucher holders to start looking for apartments and leased up.

The public housing report was also reviewed.

Carlos Cuevas, Superintendent of Maintenance reviewed the number of work orders completed, status of the elevators, and advised the board of a flood we had in the building.

## **PUBLIC SESSION**

### **RESOLUTIONS**

Chairman Williams called for a motion to adopt Resolution No. 5766-24 approving Bills. Commissioner Ross moved to adopt. Commissioner Juliano seconded.

Chairman Williams called for discussion

No discussion was had.

A roll call was taken

All Commissioners voted in favor

Chairman Williams called for a motion to adopt Resolution No. #5768-24 Resolution of the Board of Commissioners of the Housing Authority of the City of Orange reappointing Ernest Williams as a member of the Board of Directors of the Orange Housing Development Corporation Juliano moved to adopt. Commissioner Ross seconded

Chairman Williams called for discussion

No discussion was had

A roll call was taken

All Commissioners voted in favor

### **Unfinished Business/New Business**

No unfinished or new business

Chairman called for a Motion to adjourn the meeting

Commissioner Juliano moved to adopt. Commissioner Ross seconded

Meeting adjourned.

Respectfully submitted,

Walter D. McNeil, Jr.  
Secretary