

**HOUSING AUTHORITY OF THE TOWN OF DOVER**  
**MINUTES OF THE REGULAR MEETING**  
**December 6, 2022**

**TIME:** 4:30 P.M.

**PLACE:** Virtual Meeting was held via “Conference Call” Meeting Platform.  
Conference Call Dial In: (978) 990-5000 Access Code: 634261#

**SALUTE TO THE FLAG**

**CALL TO ORDER:** The meeting was called to order at 4:34 P.M.

**ROLL CALL:** Chairman Toohey requested that the roll be called.

**PRESENT**

Chairman Toohey  
Vice Chairman Mullin  
Commissioner Washington  
Commissioner Munoz Reina (Arrived at 4:47 pm)  
Commissioner Kline

**ABSENT**

Treasurer Amaro

**Also attending meeting:**

Maria Tchinchinian, Executive Director  
Joseph Manfredi, Attorney  
Peter Polcari, Accountant

**Public Notice** – I hereby announce and state that adequate notice of this regular meeting being held on this sixth day of December was provided by the Executive Director of the Housing Authority of the Town of Dover by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin Board at the John J. Rich Senior Apartments and filing said notice with the Town Clerk, the Daily Record, Star Ledger, and Citizen of Morris County and which was published in the Daily Record, Star Ledger and Citizen of Morris County. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the Town of Dover 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.”

Chairman Toohey read adequate notice to the Public.

**Minutes-** After discussion a motion was made by Chairman Toohey and seconded by Commissioner Kline approving the Meeting Minutes of November 7, 2022. The following votes were cast:

**AYES**

Chairman Toohey  
Vice Chairman Mullin  
Commissioner Washington  
Commissioner Kline

**ABSTAIN**

**NAYS**

Chairman Toohey declared said motion carried.

**Payment of Bills** – After discussion a motion was made by Chairman Toohey and seconded by Commissioner Washington approving the bills for December 2022. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Commissioner Washington  
Commissioner Kline

Chairman Toohey declared said motion carried.

**Report of Financial Statements-** Board received Financial Statements and Mr. Polcari answered questions pertaining to report.

**Report of Legal Counsel** – Mr. Manfredi the month and answered questions pertaining to information he reported.

**Board Report** – Ms. Tchinchinian’s report is attached to the minutes.

**New Business-**

**Report of Committees:**

**Tenant Relations** – No information to report

**Personnel** – No information to report

**Building & Grounds-** Chairman Toohey reviewed all items that were on ED Report.

**Resolution 2022-12-24-** A motion was made by Commissioner Kline and seconded by Vice Chairman Mullin for the Appointment of the Fund Commissioner for Joint Insurance Fund. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Commissioner Washington  
Commissioner Munoz Reina  
Commissioner Kline

Chairman Toohey declared said motion carried.

**Resolution 2022-12-25-** A motion was made by Commissioner Kline and seconded by Vice Chairman Mullin Appointing an Auditor for FYE 2022 to the firm of Giampaolo & Associates. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Commissioner Washington  
Commissioner Munoz Reina  
Commissioner Kline

Chairman Toohey declared said motion carried.

**Resolution 2022-12-26-** After discussion a motion was made by Chairman Toohey and seconded by Commissioner Munoz Reina Awarding Contract for Service Agreement to Protective Systems Services. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Commissioner Washington  
Commissioner Munoz Reina  
Commissioner Kline

Chairman Toohey declared said motion carried.

**Old Business:** Commissioner Kline discussed issues related to the redevelopment of affordable housing in the Town of Dover. General Counsel responded to questions from Commissioner Kline and other commissioners.

**Open to the Public:** No one from the public on the meeting call

**Motion to Adjourn-** Motion was made Vice Chairman Mullin and Seconded by Commissioner Kline. All were in favor. Meeting ended at 6:15 P.M.

Original Signed By:

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Maria Tchinchinian, Director/Secretary

1/3/2023

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Date Adopted