

**HOUSING AUTHORITY OF THE TOWN OF DOVER
MINUTES OF THE RE-ORGANIZATION MEETING
FEBRUARY 3, 2026**

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#

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

PLEDGE OF ALLEGIANCE

ROLL CALL: The Attorney, Mr. Manfredi, requested that the roll be called.

PRESENT

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

ABSENT

ALSO ATTENDING MEETING:

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

READING OF OPMA NOTICE: Adequate notice of this meeting of the Board of Commissioners of the Housing Authority of the Town of Dover was given in accordance with the New Jersey Open Public Meetings Act by providing the time, date, and location of the meeting via: (1) publication in the Daily Record, and the Citizen of Morris County on or about November 25, 2025; (2) posting on the bulletin board at the John J. Rich Senior Apartments on November 25, 2025; and (3) filing with the Town Clerk on January 27, 2026. In addition, dial-in information was posted to the Housing Authority website on January 27, 2026.

The Attorney, Mr. Manfredi read adequate notice to the Public.

RESOLUTION 2026-02-04- Mr. Manfredi called for nominations to the positions of Chairman, Vice Chairman, and Treasurer.

Commissioner Mullin nominated Commissioner Toohey as Chairman. Hearing no other nominations, Mr. Manfredi closed the nominations for the position of Chairman and the following vote ensued:

AYES

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

ABSTAIN

NAYS

Mr. Manfredi declared that Commissioner Toohey was re-elected as Chairman.

Commissioner Toohey nominated Commissioner Mullin as Vice Chairman. Hearing no other nominations, Mr. Manfredi closed the nominations for Vice Chairman and the following vote ensued:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Mr. Manfredi declared that Commissioner Mullin was re-elected as Vice Chairman.

Commissioner Toohey nominated Commissioner Washington as Treasurer. Hearing no other nominations, Mr. Manfredi closed the nominations for Treasurer and the following vote ensued:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Mr. Manfredi declared that Commissioner Washington was elected as Treasurer.

MINUTES FOR JANUARY 6, 2026- After discussion a motion was made by Vice Chairman Mullin and seconded by Treasurer Washington approving the Meeting Minutes of January 6, 2026. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried

CONFIDENTIAL EXECUTIVE SESSION MINUTES FOR JANUARY 6, 2026- After discussion a motion was made by Commissioner Kline and seconded by Treasurer Washington approving the Confidential Executive Session Meeting Minutes of January 6, 2026. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

PAYMENT OF BILLS – After discussion, a motion was made by Chairman Toohey and seconded by Treasurer Washington approving the bills for February 2026. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline

Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

REPORT OF FINANCIAL STATEMENTS – Board received Financial Statements.

REPORT OF LEGAL COUNSEL – Mr. Manfredi reviewed matters that were pertaining to legal issues.

BOARD REPORT – Ms. Tchinchian provided the Board of Commissioners with a copy of the Executive Director's Report.

NEW BUSINESS-

REPORT OF COMMITTEES:

PERSONNEL – Commissioner Kline and Commissioner Santiago will remain on this committee.

BUILDING & GROUNDS- Commissioner Kline and Commissioner Summerset-Neely will remain on this committee.

FINANCE COMMITTEE- Vice Chairman Mullin and Treasurer Washington will remain on this committee.

RESOLUTION 2026-02-05- A motion was made by Vice Chairman Mullin and seconded by Treasurer Washington Designating Depository for the Housing Authority Town of Dover. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

RESOLUTION 2026-02-06- A motion was made by Vice Chairman Mullin and seconded by Chairman Toohey Designating Official Newspapers as the Daily Record and Citizen of Morris County. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

RESOLUTION 2026-02-07- A motion was made by Vice Chairman Mullin and seconded by Chairman Toohey for the Appointment of Manfredi & Pellechio as Legal Counsel. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

RESOLUTION 2026-02-08- A motion was made by Vice Chairman Mullin and seconded by Chairman Toohey for the Appointment of Peter Polcari as Fee Accountant. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

RESOLUTION 2026-02-09- After discussion a motion was made by Vice Chairman Mullin and seconded by Chairman Toohey Appointing an Auditor for FYE 2025 to the firm of Giampaolo & Associates. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

RESOLUTION 2026-02-10- After discussion a motion was made by Chairman Toohey and seconded by Vice Chairman Mullin Awarding the Cleaning Service Contract. The following votes were cast:

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

RESOLUTION 2026-02-11: At 5:20 pm a motion was made by Chairman Toohey and seconded by Commissioner Santiago to go into Executive Session to discuss a matter of Attorney/Client privilege. All were in favor of said motion.

At 5:41 pm a motion was made by Commissioner Kline and seconded by Vice Chairman Mullin to re-convene into Open Session. All were in favor of said motion.

AYES

ABSTAIN

NAYS

Chairman Toohey
Vice Chairman Mullin
Treasurer Washington
Commissioner Kline
Commissioner Santiago
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

OLD BUSINESS: None

OPEN TO THE PUBLIC: No one from the public on the meeting call.

MOTION TO ADJOURN- Motion was made by Vice Chairman Mullin and Seconded by Commissioner Kline to adjourn the meeting. All were in favor. Meeting ended at 5:44 P.M.

Original Signed By:

Maria Tchinchinian, Director/Secretary

3/3/2026

Date Adopted