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TOWN OF HARRISON
HOUSING AUTHORITY

MEETING OF THE TOWN OF : TRANSCRIPT
HARRISON HOUSING AUTHORITY : OF PROCEEDINGS

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O P E N S E S S I O N VIA ZOOM
Tuesday, May 11, 2021, 6 p.m.
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: DANIEL CHOFFO, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- MIKE CARLON, Accountant

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
OF NEW JERSEY License No XI 01704

1 THE CHAIRMAN: I hereby declare this
2 meeting to order and state that this is a regular
3 meeting of the Harrison Housing Authority of the
4 Town of Harrison scheduled for May 11, 2021.
5 This meeting is a regularly scheduled meeting,
6 and proper public notice of time, date, location,
7 purpose and agenda have been posted in compliance
8 with the Sunshine Law.

9 I invite you all to please stand and
10 salute the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Okay. I call this
13 meeting to order.

14 Clerk, call the roll.

15 MS. GILMORE: Commissioner Choffo,
16 absent.

17 Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Here.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: Here.

21 MS. GILMORE: Commissioner Miller.

22 COMMISSIONER MILLER: Here.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Here.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Here.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Here.

4 Could I have a motion to approve the
5 minutes of the April 13, 2021 meeting?

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER CONFESSORE: Second.

8 COMMISSIONER MUSTILLI: Second.

9 THE CHAIRMAN: Motion by Pettigrew.
10 Second by Confessore; was it?

11 COMMISSIONER MUSTILLI: Mustilli.

12 THE CHAIRMAN: Mustilli.

13 Clerk, call the roll.

14 MS. GILMORE: Commissioner Confessore.

15 COMMISSIONER CONFESSORE: Aye.

16 MS. GILMORE: Commissioner Kinsella.

17 COMMISSIONER KINSELLA: Aye.

18 MS. GILMORE: Commissioner Miller.

19 COMMISSIONER MILLER: Aye.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MS. GILMORE: Dr. Doran.

25 THE CHAIRMAN: Aye.

1 Can I have a motion to approve the
2 bills? Does anyone have any questions on the
3 bills? Okay. Motion to approve?

4 COMMISSIONER PETTIGREW: Motion.

5 COMMISSIONER CONFESSORE: Motion.

6 THE CHAIRMAN: Okay. That was
7 Pettigrew and Confessore.

8 Clerk, call the roll.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Aye.

13 MS. GILMORE: Commissioner Miller.

14 COMMISSIONER MILLER: Aye.

15 MS. GILMORE: Commissioner Mustilli.

16 COMMISSIONER MUSTILLI: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Dr. Doran.

20 THE CHAIRMAN: Aye.

21 Are you ready for communications?

22 DIRECTOR LUCAS: Yes, Dr. D. We did
23 get a letter from our insurance group, HAI, which
24 I included in your packet. I did some digging
25 around because I was wondering where this money

1 comes from, and I found out a couple interesting
2 things. Only high performers get this rebate, so
3 to speak.

4 I called my legal -- Joe, if you want
5 to take control of this. We talked a bunch about
6 this today, I thought Joe could explain it a
7 little better than I could.

8 MR. MANFREDI: Housing Authority
9 Insurance Group, everyone, has returned a
10 dividend check to all high-performing housing
11 authorities that engage in good risk management.
12 So we were one of the few to receive that
13 dividend. So it's a very positive step.

14 THE CHAIRMAN: Great.

15 DIRECTOR LUCAS: That's it, Dr. D.

16 THE CHAIRMAN: Good. Good job.
17 Congratulations to you and your staff for all
18 your hard work.

19 DIRECTOR LUCAS: Thank you.

20 The Executive Director's report, as you
21 guys all read it, I do have an update on the
22 electrical upgrades project. We did get the
23 permits from the town today, but they didn't call
24 me to go pick up them again, they actually sent
25 them to the vendor, Vanor Electric. So once he

1 gets them, we're getting a copy of that mailed to
2 us, and then our legal team will issue Notice to
3 Proceed. So everything is going, we're meeting
4 PSE&G and Vanor Electric on Thursday morning at
5 10 o'clock at the Kingsland Court. And, again,
6 I'll keep everybody updated on what goes on as
7 far as when the start date is official and all
8 the other stuff, I'll keep everybody updated.

9 That's it, Dr. D.

10 COMMISSIONER MILLER: I'd just like to
11 wish you good luck in dealing with PSE&G.

12 DIRECTOR LUCAS: Yes. Thank you, Rich.
13 It was a miracle they even said they were coming
14 out this early.

15 COMMISSIONER MILLER: Yes, I will give
16 you five gold stars if they show up tomorrow.

17 DIRECTOR LUCAS: Don't speak it into
18 existence, Richard.

19 THE CHAIRMAN: Does anyone have any
20 questions? Okay.

21 COMMISSIONER PETTIGREW: If it's
22 anything like the Worry Free program, you'll be
23 sitting there for a while.

24 THE CHAIRMAN: It can't as bad as
25 Verizon.

1 Okay. Motion to accept the Executive
2 Director's report.

3 COMMISSIONER MUSTILLI: Motion.

4 THE CHAIRMAN: Motion by Mustilli.

5 COMMISSIONER KINSELLA: Second.

6 THE CHAIRMAN: Second by Kinsella.

7 Clerk, call the roll.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Maintenance report, any questions for
21 Gene? Gene, you need to say anything?

22 MR. GILMORE: No.

23 COMMISSIONER CONFESSORE: Motion.

24 COMMISSIONER PETTIGREW: Second.

25 COMMISSIONER KINSELLA: Second.

1 THE CHAIRMAN: Motion to accept the
2 maintenance report by Confessore, second by
3 Kinsella.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Confessore.

6 COMMISSIONER CONFESSORE: Aye.

7 MS. GILMORE: Commissioner Kinsella.

8 COMMISSIONER KINSELLA: Aye.

9 MS. GILMORE: Commissioner Miller.

10 COMMISSIONER MILLER: Yes.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Yes.

13 MS. GILMORE: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MS. GILMORE: Dr. Doran.

16 THE CHAIRMAN: Aye. Thank you.

17 DIRECTOR LUCAS: No old business,

18 Dr. D.

19 THE CHAIRMAN: Okay. New business? I
20 know the Personnel Committee had some discussions
21 and are willing to recommend to the Board, and
22 I'll take a motion on this, is the 2 percent
23 raise for employees. We usually do this this
24 time of year. Motion to approve.

25 COMMISSIONER PETTIGREW: Motion.

1 COMMISSIONER KINSELLA: Second.

2 THE CHAIRMAN: Motion made and

3 seconded.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Confessore.

6 COMMISSIONER CONFESSORE: Abstain.

7 MS. GILMORE: Commissioner Kinsella.

8 COMMISSIONER KINSELLA: Aye.

9 MS. GILMORE: Commissioner Miller.

10 COMMISSIONER MILLER: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MS. GILMORE: Dr. Doran.

16 THE CHAIRMAN: Aye.

17 Any questions on the next three
18 resolutions? You know what, any questions on all
19 the resolutions, now that we just had that last
20 one. Anyone have any questions? Otherwise I'll
21 call for a vote on all three of them together.

22 DIRECTOR LUCAS: Just real quick, Dr.
23 D. We only had one modernization coordinator bid
24 our project, which was good because it was Dave.
25 So nothing is really changing at the Housing

1 Authority at all, it's just we have the right
2 person in the right spot.

3 And one thing I need to ask about the
4 last resolution is who is interested in going to
5 Atlantic City for the NAHRO conference that they
6 have down in Atlantic City? You can just give me
7 a show of hands for anyone interested in going
8 down and we will take care of everything for you.

9 THE CHAIRMAN: All right. When you get
10 the information, Ray, you can reach out to
11 everybody.

12 DIRECTOR LUCAS: Yeah, I'll send an
13 email out to everybody, and then you tell me what
14 you guys want to do. That's it.

15 COMMISSIONER MILLER: That's the one
16 in --

17 DIRECTOR LUCAS: It's in November.

18 MS. GILMORE: Usually the week before
19 Thanksgiving.

20 THE CHAIRMAN: Municipalities.

21 DIRECTOR LUCAS: It's a combination of
22 everything, the politics, NAHRO. And they're
23 really looking forward to putting a show on
24 because it's been such a long time.

25 COMMISSIONER CONFESSORE: They're going

1 to bust one out.

2 DIRECTOR LUCAS: Yeah, if you want to
3 use that, that's good.

4 THE CHAIRMAN: Okay. Any questions?
5 Other questions, comments?

6 Okay. Can I have a motion then to
7 approve the tenants write-off of \$803, and to
8 approve Resolutions 1569-05-2021 and
9 1570-05-2021, attendance at conferences. Motion
10 to approve?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER MUSTILLI: Second.

13 THE CHAIRMAN: Motion by Pettigrew,
14 second by Mustilli.

15 Clerk, call the roll.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Aye.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Yes.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: Aye.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Aye.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Aye.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Aye.

3 Okay. Any public comment, anyone wish
4 to be heard? Ray, is there anyone present?

5 DIRECTOR LUCAS: There's no one in the
6 attending box, Dr. Doran, so we're good to
7 adjourn.

8 THE CHAIRMAN: Okay. Motion to
9 adjourn; all in favor?

10 (All ayes.)

11 THE CHAIRMAN: Any opposed?

12 (No response.)

13 THE CHAIRMAN: All right, folks, good
14 job.

15 DIRECTOR LUCAS: Thank you so much
16 guys, appreciate it.

17
18 (Whereupon the proceedings concluded at 6:15
19 p.m.)

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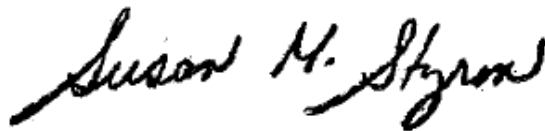
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XI01704, do hereby certify that the
foregoing is a true and accurate transcript of
the proceedings as taken stenographically by and
before me at the time, place and on the date
hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither
a relative nor employee nor attorney nor counsel
of any of the parties to this action, and that I
am neither a relative nor employee of such
attorney or counsel, and that I am not
financially interested in the action.



Notary Public of the State of New Jersey

My Certificate expires January 25, 2024

Dated: May 24, 2021

0	april 3:5	certificate 13:2,20	committee 8:20
01704 1:22	arthur 1:9	certify 13:6,11	communications
07029 1:7	atlantic 10:5,6	chairman 1:8,9	4:21
1	attendance 11:9	2:1,12 3:3,9,12,25	compliance 2:7
1 1:6	attending 12:6	4:6,20 5:14,16	concluded 12:18
10 6:5	attorney 1:17	6:19,24 7:4,6,19	conference 10:5
11 1:5 2:4	13:12,15	8:1,16,19 9:2,16	conferences 11:9
13 3:5	authorities 5:11	10:9,20 11:4,13	confessore 1:12
1569-05-2021 11:8	authority 1:1,3,18	12:2,8,11,13	2:17,18 3:7,10,14
1570-05-2021 11:9	2:3 5:8 10:1	changing 9:25	3:15 4:5,7,9,10
2	avenue 1:6	check 5:10	7:8,9,23 8:2,5,6
2 8:22	aye 3:15,17,19,21	choffo 1:14 2:15	9:5,6 10:25 11:16
2021 1:5 2:4 3:5	3:23,25 4:10,12,14	city 10:5,6	11:17
13:21	4:16,18,20 7:9,11	clerk 2:14 3:13 4:8	congratulations
2024 13:20	7:13,15,17,19 8:6	7:7 8:4 9:4 11:15	5:17
24 13:21	8:8,14,16 9:8,10	combination	control 5:5
25 13:20	9:12,14,16 11:17	10:21	coordinator 9:23
6	11:21,23,25 12:2	comes 5:1	copy 6:1
6 1:5	ayes 12:10	coming 6:13	counsel 13:12,15
7	b	comment 12:3	couple 5:1
788 1:6	bad 6:24	comments 11:5	court 6:5
8	better 5:7	commissioner	d
803 11:7	bid 9:23	1:10,11,12,13,14	d 4:22 5:15 6:9
9	bills 4:2,3	2:15,17,18,19,20	8:18 9:23
9280 13:19	blldg 1:6	2:21,22,23,24,25	daniel 1:14
a	board 1:17 8:21	3:1,6,7,8,11,14,15	date 2:6 6:7 13:9
absent 2:16	box 12:6	3:16,17,18,19,20	dated 13:21
abstain 9:6	brunilda 1:11	3:21,22,23 4:4,5,9	dave 9:24
accept 7:1 8:1	bunch 5:5	4:10,11,12,13,14	dawn 1:10
accountant 1:20	business 8:17,19	4:15,16,17,18 6:10	dealing 6:11
accurate 13:7	bust 11:1	6:15,21 7:3,5,8,9	declare 2:1
action 13:13,16	c	7:10,11,12,13,14	digging 4:24
adjourn 12:7,9	c.s.r. 1:22 13:5	7:15,16,17,23,24	director 1:16 4:22
agenda 2:7	call 2:12,14 3:13	7:25 8:5,6,7,8,9,10	5:15,19 6:12,17
agencia 2:11	4:8 5:23 7:7 8:4	8:11,12,13,14,25	8:17 9:22 10:12
allegiance 2:11	9:4,21 11:15	9:1,5,6,7,8,9,10,11	10:17,21 11:2
appreciate 12:16	called 5:4	9:12,13,14 10:15	12:5,15
approve 3:4 4:1,3	care 10:8	10:25 11:11,12,16	director's 5:20 7:2
8:24 11:7,8,10	carlon 1:20	11:17,18,19,20,21	discussions 8:20
		11:22,23,24,25	dividend 5:10,13

<p>doran 1:8 3:2,24 4:19 7:18 8:15 9:15 12:1,6 dr 3:2,24 4:19,22 5:15 6:9 7:18 8:15 8:18 9:15,22 12:1 12:6</p>	<p>further 13:11</p>	<p>i</p>	<p>luck 6:11</p>
<p>e</p>	<p>g</p>	<p>included 4:24 information 10:10 insurance 4:23 5:9 interested 10:4,7 13:16 interesting 5:1 invite 2:9 issue 6:2</p>	<p>m</p>
<p>e 1:4,4 early 6:14 ed.d 1:8 electric 5:25 6:4 electrical 5:22 email 10:13 employee 13:12,14 employees 8:23 engage 5:11 esq 1:17 everybody 6:6,8 10:11,13 excused 1:14 executive 1:16 5:20 7:1 existence 6:18 expires 13:20 explain 5:6</p>	<p>gardens 1:6 gene 1:19 7:21,21 getting 6:1 gilmore 1:18,19 2:15,19,21,23,25 3:2,14,16,18,20,22 3:24 4:9,11,13,15 4:17,19 7:8,10,12 7:14,16,18,22 8:5 8:7,9,11,13,15 9:5 9:7,9,11,13,15 10:18 11:16,18,20 11:22,24 12:1 give 6:15 10:6 go 5:24 goes 6:6 going 6:3 10:4,7 10:25 gold 6:16 good 5:11,16,16 6:11 9:24 11:3 12:6,13 great 5:14 group 4:23 5:9 guys 5:21 10:14 12:16</p>	<p>j</p>	<p>mailed 6:1 maintenance 1:19 7:20 8:2 management 5:11 manfredi 1:17 5:8 maureen 1:18 meeting 1:2 2:2,3 2:5,5,13 3:5 6:3 mike 1:20 miller 1:13 2:21 2:22 3:18,19 4:13 4:14 6:10,15 7:12 7:13 8:9,10 9:9,10 10:15 11:20,21 minutes 3:5 miracle 6:13 modernization 9:23 money 4:25 morning 6:4 motion 3:4,6,9 4:1 4:3,4,5 7:1,3,4,23 8:1,22,24,25 9:2 11:6,9,11,13 12:8</p>
<p>f</p>	<p>h</p>	<p>k</p>	<p>miracles 3:5 miracle 6:13 modernization 9:23 money 4:25 morning 6:4 motion 3:4,6,9 4:1 4:3,4,5 7:1,3,4,23 8:1,22,24,25 9:2 11:6,9,11,13 12:8</p>
<p>far 6:7 favor 12:9 financially 13:16 five 6:16 flag 2:10 folks 12:13 foregoing 13:7 forth 13:10 forward 10:23 found 5:1 frederick 1:12 free 6:22</p>	<p>hai 4:23 hands 10:7 hard 5:18 harrison 1:1,3,6,6 1:7 2:3,4 heard 12:4 hereinbefore 13:10 high 5:2,10 housing 1:1,3 2:3 5:8,10 9:25</p>	<p>l</p>	<p>minutes 3:5 miracle 6:13 modernization 9:23 money 4:25 morning 6:4 motion 3:4,6,9 4:1 4:3,4,5 7:1,3,4,23 8:1,22,24,25 9:2 11:6,9,11,13 12:8</p>
		<p>keep 6:6,8 kingsland 6:5 kinsella 1:10 2:19 2:20 3:16,17 4:11 4:12 7:5,6,10,11 7:25 8:3,7,8 9:1,7 9:8 11:18,19 know 8:20 9:18</p>	<p>municipalities 10:20 mustilli 1:11 2:23 2:24 3:8,11,11,12 3:20,21 4:15,16 7:3,4,14,15 8:11 8:12 9:11,12 11:12,14,22,23</p>
		<p>law 2:8 legal 5:4 6:2 letter 4:23 license 1:22 13:6 little 5:7 location 2:6 long 10:24 looking 10:23 lucas 1:16 4:22 5:15,19 6:12,17 8:17 9:22 10:12 10:17,21 11:2 12:5,15</p>	<p>n</p>
			<p>n 1:4,4 nahro 10:5,22 need 7:21 10:3</p>

<p>neither 13:11,14 new 1:7,22 8:19 13:5,20 notary 1:22 13:4 13:20 notice 2:6 6:2 november 10:17</p>	<p>politics 10:22 positive 5:13 posted 2:7 present 1:7,15 12:4 proceed 6:3 proceedings 1:3 12:18 13:8</p>	<p>resolution 10:4 resolutions 9:18 9:19 11:8 response 12:12 returned 5:9 rich 6:12 richard 1:13 6:18 right 10:1,2,9 12:13 risk 5:11 roll 2:14 3:13 4:8 7:7 8:4 9:4 11:15</p>	<p>supervisor 1:19 susan 1:21 13:4</p>
<p>o</p>	<p>program 6:22 project 5:22 9:24 proper 2:6 pse&g 6:4,11 public 1:22 2:6 12:3 13:4,20 purpose 2:7 putting 10:23</p>	<p>s</p>	<p>t</p>
<p>o 1:4,4 o'clock 6:5 official 6:7 okay 2:12 4:3,6 6:20 7:1 8:19 11:4 11:6 12:3,8 old 8:17 once 5:25 opposed 12:11 order 2:2,13</p>	<p>q</p>	<p>s 1:4,4,4 salute 2:10 scheduled 2:4,5 second 3:7,8,10 7:5,6,24,25 8:2 9:1 11:12,14 seconded 9:3 send 10:12 sent 5:24 set 13:10 show 6:16 10:7,23 signature 13:19 sitting 6:23 speak 5:3 6:17 spot 10:2 staff 1:18 5:17 stand 2:9 stars 6:16 start 6:7 state 1:22 2:2 13:5 13:20 stenographically 13:8 step 5:13 stuff 6:8 styron 1:21 13:4 sunshine 2:8</p>	<p>take 5:5 8:22 10:8 taken 13:8 talked 5:5 team 6:2 tell 10:13 tenants 11:7 thank 5:19 6:12 8:16 12:15 thanksgiving 10:19 thing 10:3 things 5:2 thought 5:6 three 9:17,21 thursday 6:4 time 2:6 8:24 10:24 13:9 today 5:6,23 tomorrow 6:16 town 1:1,2 2:4 5:23 transcribed 1:21 transcript 1:2 13:7 true 13:7 tuesday 1:5</p>
<p>p</p>	<p>questions 4:2 6:20 7:20 9:17,18,20 11:4,5 quick 9:22</p>	<p>r</p>	<p>u</p>
<p>p 1:4,8 p.m. 1:5 12:19 packet 4:24 parties 13:13 percent 8:22 performers 5:2 performing 5:10 permits 5:23 person 10:2 personnel 8:20 pettigrew 1:9 2:25 3:1,6,9,22,23 4:4,7 4:17,18 6:21 7:16 7:17,24 8:13,14,25 9:13,14 11:11,13 11:24,25 pick 5:24 place 13:9 please 2:9 pledge 2:11</p>	<p>r.p.r. 1:22 13:5 raise 8:23 ray 10:10 12:4 raymond 1:16 reach 10:10 read 5:21 ready 4:21 real 9:22 really 9:25 10:23 rebate 5:2 receive 5:12 recommend 8:21 regular 2:2 regularly 2:5 relative 13:12,14 report 5:20 7:2,20 8:2</p>	<p>update 5:21 updated 6:6,8 upgrades 5:22 use 11:3 usually 8:23 10:18</p>	<p>v</p>
		<p>vanor 5:25 6:4 vendor 5:25 verizon 6:25</p>	

vice 1:9 vote 9:21
w
want 5:4 10:14 11:2 week 10:18 willing 8:21 wish 6:11 12:3 wondering 4:25 work 5:18 worry 6:22 write 11:7
x
xi 1:22 xio1704 13:6
y
yeah 10:12 11:2 year 8:24
z
zoom 1:4