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HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

In Re: Commissioners Regular Meeting

TRANSCRIPT OF PROCEEDINGS

BEFORE: Paul Walker, Chairman

Patrick Padula, Executive Director

DATE: May 14th, 2026

PLACE: Lackawanna County Housing Authority

Administration Building

2019 W. Pine St.

Dunmore, PA 18512

APPEARANCES:

Rocco Valvano, Esquire

MARIA McCool

OFFICIAL COURT REPORTER

1 (Pledge of Allegiance.)

2

3 MR. WALKER: Roll call.

4 MR. PADULA: Mr. Walker.

5 MR. WALKER: Present.

6 MR. PADULA: Mr. Dorunda.

7 MR. DORUNDA: Present.

8 MR. PADULA: Mr. Wallis.

9 MR. WALLIS: Present.

10 MR. PADULA: Mrs. Nealon.

11 MS. NEALON: Here.

12 MR. PADULA: Mr. Barrett is absent
13 tonight.

14 MR. WALKER: Well, we received
15 Mr. Barrett's well-written resignation
16 indicating that he was resigning from the Board
17 effective May 14th. And we regretfully accept
18 that resignation. I guess he's going to
19 relocate and so wish him well and thank him for
20 his service.

21 MR. PADULA: Yes. And he's our
22 resident board member. So we'll be awaiting
23 a new appointment from the County
24 Commissioners -- from Lackawanna County
25 Commissioners. And that seat will have to be

1 filled by a current resident of the Housing
2 Authority.

3 MR. WALKER: That doesn't include a
4 Section 8 resident. He has to be a -- or not?

5 MR. PADULA: Section 8 resident
6 would qualify. I believe we looked into this
7 once before. But I'm going to get a firm
8 answer on that. Mr. Padula is here. Attorney
9 Valvano is absent. Miss Felicity Schultz.

10 MS. SCHULTZ: Present.

11 MR. PADULA: John Prislupski.

12 MR. PRISLUPSKI: Here.

13 MR. PADULA: Mr. Joseph Incelli.

14 MR. INCELLI: Here.

15

16 Approval of Minutes:

17

18 A motion to accept the minutes of the April 9th, 2026
19 meeting was made by Mr. Dorunda and seconded by Mrs.
20 Nealon.

21

22 All Board Members present voted in favor.

23

24 Approval of Vouchers:

25 A motion to approval the vouchers was made by Mrs.

1 Nealon and seconded by Mr. Wallis.

2

3 All Board Members present voted in favor.

4

5 Public Comment Period:

6 None.

7

8 MR. WALKER: Report of the
9 Treasurer.

10 MR. PADULA: As stated in your
11 packet.

12 MR. WALKER: I'll entertain a motion
13 to accept the Report of the Treasurer.

14 MR. DORUNDA: Motion.

15 MR. WALLIS: Second.

16 MR. WALKER: All in favor.

17 MR. PADULA: To go back on that
18 report, can I talk about that a little bit?

19 MR. WALKER: Yeah.

20 MR. PADULA: The report of the
21 Treasurer, does everybody really totally grasp
22 what that is? It's our expenditures for one
23 month. It's usually the month before. So
24 they're just basic business that the Authority
25 does, the day-to-day operations. That is our

1 operating account, very busy, very active
2 account.

3 So that goes down from everything
4 from our water consumptions, our utilities, and
5 also a lot of large -- you'll notice a lot of
6 large purchases or expenditures in there. And
7 that probably would be capital funds through
8 the -- that will also come up on that.

9 John, would you like to say anything
10 else about that? That our operations account
11 now. Our paying the staff and everything, does
12 that all still come all through there too?

13 MR. PRISLUPSKI: And it's all of our
14 accounts really.

15 MR. PADULA: Everything goes in
16 there. And that is not Section 8, right?

17 MR. PRISLUPSKI: No, it's included
18 in that.

19 MR. PADULA: Oh, that's included in
20 that. So that's why those numbers are so
21 large. It includes everything including our
22 Section 8. So just so everybody understands
23 what that is.

24 MR. WALKER: Yeah, it seems like you
25 have funds of 5 million dollars, deposits of

1 1.5, and expenditures of 833. Seems like we're
2 doing pretty well.

3 MR. PADULA: I just want everybody
4 to understand it's large, but they are basic
5 business. But it's the whole authority wrapped
6 into that report, the capital funds, all of our
7 pay, all of the operations and then, of course,
8 Section 8. There is probably some very large
9 expenditures in there from our Lukasik Drive
10 development.

11 MR. WALKER: Okay. Do we need a new
12 motion adopting the report?

13 MR. PADULA: It wouldn't hurt.

14 MR. WALKER: Based on the
15 explanation of the Executive Director has given
16 us, I will ask for a new motion to accept the
17 Report of the Treasurer.

18
19 Report of Treasurer:

20
21 A motion was made by Mrs. Nealon and seconded by Mr.
22 Wallis to accept the Treasurer Report.

23
24 All Board Members present voted in favor.

25

1 8 admin.

2 MR. PRISLUPSKI: Yes.

3 MR. WALKER: When we do the HQS
4 inspection, don't we check for that?

5 MR. PADULA: We don't. When our
6 Section 8 inspection goes out to really check
7 for lead would be -- they would like have to
8 peel the paint and all. The answer is no.

9 They look for peeling paint and that
10 could trigger that. But there is nothing
11 actually anything indicating on that form for
12 lead paint. You know, probably every house has
13 lead paint in it. I believe it was 1976, all
14 the paint prior to that had lead. Somewhere
15 around that time is what we were told. We do
16 watch out for it.

17 MR. WALKER: Okay. We have an
18 addendum.

19
20 Authorizing the Executive Director
21 to work with Attorney Valvano to obtain
22 additional professional services, including
23 legal service for the development of a tax
24 credit property project. All legal work will
25 be under Attorney Valvano's contract.

1 So as I understand, we're going to
2 employ -- we're thinking still of doing Jessup
3 and Dickson City and looking for tax credits.
4 And we'll have Rocco contract with individuals
5 responsible. This is a specialized area.

6 MR. PADULA: Exactly. So we all
7 agree we'd love to add more housing. So we're
8 at a point where everybody is in agreement we
9 need to move forward with this. So once we get
10 into these waters, two things are going to
11 happen here.

12 One, we're going to spend quite a
13 bit of money on professional services. That's
14 including design, legal, and application
15 process at HUD that we could use some
16 professional services on as well.

17 In the beginning of January every
18 year, you authorize the Executive Director to
19 use outside consultants for any special
20 projects that come up. We're drilling down on
21 legal because they have specialty in tax
22 credit.

23 If Rocco was here, he would agree
24 with this. We'll be running everything through
25 Attorney Valvano and then back to you guys.

1 We'll be informing you guys. We do need some
2 special attorney firms on that that understand
3 the tax cuts. So with Board resolution
4 tonight, we will start on adding some
5 additional housing through Jessup property and
6 our Dickson City Lukasik property.

7
8 RESOLUTION #4548

9
10 Authorizing the Executive Director to work with
11 Attorney Valvano to obtain additional professional
12 services, including legal service for the development
13 of a tax credit property project. All legal work will
14 be under Attorney Valvano's contract.

15
16 A motion was made by Mr. Dorunda and seconded by Mr.
17 Wallis to accept the Resolution #4548.

18
19 All Board Members present voted in favor.

20
21 MR. WALKER: Again on the addendum,
22 I'll entertain a resolution authorizing
23 Executive Director to work with Attorney
24 Valvano to obtain additional professional
25 services including legal services to research

1 local zoning and data center concern. All
2 legal work will be under Attorney Valvano's
3 contract.

4 MR. PADULA: Exactly. What we're
5 doing here is we have our site at Henry Drive
6 in Jermyn. There is some talks about a data
7 center being built very close to the site. We
8 want to first reach out to the boroughs, find
9 out exactly where we are with this.

10 The reason why we're putting
11 resolution in tonight is because we may need
12 special advisement when we get into zoning or
13 kind of legal advice on these data centers.
14 This resolution will give us the freedom to go
15 ahead and operate and report back to the Board
16 monthly on how far these data centers are and
17 if they are even going to affect our family.

18 MR. WALKER: So the other thing is
19 we're going to appoint a committee of board
20 members and administrators to -- the reason I
21 say that is because if there has been approval,
22 I'm not giving legal advice on this.

23 But if there has been approval if we
24 intend to petition to intervene, we have a
25 short window. So we need to look at that

1 quickly.

2 MR. PADULA: That's a good point.
3 What you're saying is we don't want to wait
4 month to month.

5 MR. WALKER: We want to see now if
6 there's been an approval for that site and make
7 a determination as to whether or not we want to
8 petition to intervene to get the legal help to
9 decide on the method of intervening.

10 MR. PADULA: We talked about Mark,
11 Al, Mary Elizabeth, everybody is okay with
12 that.

13 MR. WALKER: Yes.

14 MR. PADULA: We'll have our team
15 here at the office working on it. We'll meet
16 here. We'll meet on the phone. We'll meet on
17 Zoom, however everybody feels that. So first
18 step I will make appointments with Jermyn
19 officials, probably Archbald officials. And
20 I'll get an e-mail out and we'll start that
21 way.

22 MR. DORUNDA: I think our concern is
23 our residents.

24 MR. PADULA: Absolutely. If anybody
25 has any questions, you could draft an e-mail to

1 me and I'll bring them to that meeting and
2 we'll get it going. Just text or e-mail or
3 tell us now and we could jot it down.

4
5 RESOLUTION #4549

6
7 Authorizing Executive Director to work with Attorney
8 Valvano to obtain additional professional services
9 including legal services to research local zoning and
10 data center concern. All legal work will be under
11 Attorney Valvano's contract.

12
13 A motion was made by Mr. Wallis and seconded by Mrs.
14 Nealon to accept the Resolution #4549.

15
16 All Board Members present voted in favor.

17
18 MR. WALKER: That is a contingency
19 too if the need arises.

20
21 Old Business:

22
23 MR. DORUNDA: How did the truck
24 purchase process go?

25 MR. PADULA: Smooth. We purchased

1 four trucks through our -- one through Capital
2 Fund, one through Section 8 and two for the
3 operations.

4 MR. PRISLUPSKI: We bought them from
5 Coccia Ford. They were under COSTARS. We
6 bought four. They delivered them. Section 8
7 has theirs. Capital Fund has theirs. And, in
8 fact, two might be out there now.

9 MR. DORUNDA: You're happy with them
10 so far.

11 MR. PADULA: Yes. The way John did
12 it was great. We made a large purchase. They
13 are about 30 each. But the way we broke them
14 out and we didn't need a lease. We just
15 figured what accounts to pay them out of. It's
16 perfect.

17 And Section 8 gets a brand new one.
18 And they do a lot of driving. So now what
19 we'll do is, our plan now as these are getting
20 a little bit aged, roll them back out to
21 maintenance. We have several trucks down that
22 we're probably going to sell. I should mention
23 that and then just keep rotating that type of
24 vehicle. Our fleet won't get so run down.
25 Right now this helps out a lot. There's four

1 vehicles.

2 MR. INCELLI: Two pickups, two SUVs.

3 MR. PADULA: We're going to sell
4 them for scrap. They won't pass inspection.
5 I'm not going to advertise for it because it
6 will be cost me more to put it in the paper
7 than probably what we'll get for it.

8 The object there is so just
9 recapture a little bit of the Authority's money
10 back. John will deposit that and we'll get
11 them off our insurance.

12 And under Old Business, we finally
13 started the EPC, which is going real well. And
14 Joe is going to put a little presentation on
15 that right now.

16 MR. INCELLI: We're working with TEN
17 and we have a couple contractors. I'll just
18 start from the top. The Jermyn electric panel
19 boxes. Lukasik Drive in Dickson City we did a
20 lot of electrical work through them. Throop,
21 we did the step replacements inside. They were
22 pulling away from the walls.

23 MR. PADULA: Those three projects
24 were done under the Capital Funds.

25 MR. INCELLI: And the EPC, we're

1 doing the refrigerators at Kennedy, Roosevelt,
2 and Fell. We were up at Fell today. And some
3 of them are different sizes. Family units get
4 bigger ones, single units get smaller ones.

5 We're doing a lot toilets and a lot
6 of light fixtures. And we're making sure that
7 all the smoke detectors all new and stuff like
8 that. The guys are out there every day. It's
9 coming along good if you have any questions
10 about it.

11 MR. PADULA: That is exactly why
12 they lean towards the one company to do both
13 tasks when they went in. When they go in, they
14 do the plumbing and the electrical at the same
15 time. We had an issue the first day we
16 started. They installed the toilet and the
17 bathroom wouldn't open.

18 MR. INCELLI: They're oblong
19 compared to old ones.

20 MR. PADULA: We came up with a
21 solution. We dropped the door a bit. They
22 took one frame out and brought the door back a
23 little bit. So a few apartments had a smaller
24 door going into the bathroom.

25 MR. WALKER: Is that going to be an

1 issue for handicap?

2 MR. PADULA: No. A handicap
3 wouldn't be in there because it's second floor.
4 If somebody did need an accommodation for
5 that --

6 MS. SCHULTZ: Any reasonable
7 accommodations needed, like, handicap
8 assessable ramps, walk-in shower, tub cut, even
9 a transfer to a first floor unit they fill out
10 a form. I send a verification to their doctor.
11 Sometimes I just take it to Mr. Padula and say,
12 hey, this person is elderly, having trouble
13 with, you know, with the bathroom. Can we just
14 add grab rails?

15 I'll get the approval and then we
16 send it over to Mr. Rossi to complete that so
17 that we can accommodate our residents as best
18 we can. If they need transfer, say they are on
19 second floor and something happened, they got
20 into an accident. They're in a wheelchair. We
21 do prioritize our current residents to be put
22 into our handicap units first.

23 So when handicap units become
24 available, we already have a list of who needs
25 them and move them into there.

1 MR. PADULA: So when we have a
2 handicap unit available, first we look at the
3 list. We offer it to them first. Second, we
4 go right down the applicant list. It makes no
5 difference when they applied. They get to go
6 ahead of everybody on that. They would go into
7 that unit.

8 Second, we lease to a regular
9 person -- we could either leave it empty or
10 lease it to another resident so we could house
11 a family. But everybody who comes in in the
12 beginning signs a waiver that we could move you
13 at any time we need to move you. We would love
14 them leave them empty, but again then you have
15 that 98 percent. They're knocking on you for
16 that. It's like a catch 22.

17 MR. WALKER: Are the toilets oblong
18 because of the energy --

19 MR. INCELLI: It's the energy thing.
20 Plus, if we had a problem -- we only had a
21 problem with two. We reversed the door.

22 MR. PADULA: They're higher.
23 They're longer. Don't forget we had to take
24 everything out to the energy audit too.

25 MR. INCELLI: These are the best

1 ones.

2 MR. WALKER: Lukasik, we're doing a
3 complete rehabs up there, right?

4 MR. INCELLI: That's complete.

5 MR. WALKER: You don't have any
6 occupancy up there right now.

7 MR. PADULA: No, we do. Building
8 nine is empty. We did a relocation plan. We
9 had a panel. We have to meet with the tenants.
10 That's a HUD rule. They could either go back
11 to their unit, get a Section 8 voucher or stay
12 where they are. They're HUD rules.

13 MS. SCHULTZ: Since there's multiple
14 buildings up there and rehousing, all of them
15 at once would be a lot. Plus all the
16 contractors could only in a certain number of
17 units each day.

18 So Mr. Jones met with the families,
19 moved them to where they needed to go. We got
20 to house them correctly as well. There was a
21 few over and underhoused. Now they are all in
22 correct bedroom sizes.

23 Once building nine is done, then
24 we'll move onto the next building and then move
25 on until we get them all done. So only one

1 building will be empty at a time.

2 MR. INCELLI: Some of the families
3 got bigger and the kids left now.

4 MR. WALKER: So you take building
5 nine is being worked on, when you do the next
6 building and do you move them into nine or do
7 you first have to offer those people to come
8 back who were in there before?

9 MR. PADULA: Move them back to the
10 same development, I believe. I think we're
11 going to bring them back to the same units.
12 And they may not. Sometimes where they are,
13 they say I'm good. I'll stay. They'll want to
14 come back to the new place because it's all
15 new. And then we just put the roofs on, new
16 shingles. We had an upcharge on that.

17 MR. WALKER: We knew that was a
18 possibility.

19 MR. PADULA: We always do that. We
20 always figure 10 percent, whatever it is.
21 There's like a rule on it. It turned out to be
22 a little bit more. You have to do it. We're
23 going to be doing some sidewalks, siding is
24 going to be going on.

25 Archbald Borough received a grant

1 for new sidewalks. They do sidewalks going
2 around the outside of the property. We're
3 allowed to jump on their intermittent
4 government bid. They can't do our laterals
5 going in. They can't do our parking areas.
6 That is actually our property.

7 We use their cost estimates and we
8 use everything and we take the expense of going
9 from our laterals and our parking areas. So
10 we'll pay that same contractor. But we won't
11 have to bid that because they already bid that
12 out. I'll explain it better.

13 The sidewalks will go all the way
14 around the development. But they can't do it
15 going in. They're ours. So we do it. We'll
16 get a price. While it's going on, it will all
17 be done. We'll either pay the borough or pay
18 the contractor direct. It's a win/win for
19 everybody.

20 MR. WALKER: Okay. Anything else
21 under Old Business?

22 MR. PADULA: No.

23 MR. WALKER: Anything under New
24 Business?

25 MR. PADULA: Just the new

1 development that we're going to start. And
2 we'll continue to talk about that as we're
3 going. Paul, do you remember when the tax
4 credit applications have to be in, October,
5 November?

6 MR. WALKER: I don't remember
7 exactly. That's what I'm worried about if we
8 start now, we might have missed the cycle.

9 MR. PADULA: We may have. But we
10 have to start. So we'll have to put them
11 through and I'd love to advertise for this,
12 bring a developer in. So it will be a little
13 bit. It will be a lot of money to start up.

14 MR. WALKER: I understand. No new
15 business then?

16 MR. PADULA: No.

17

18 New Business:

19 None.

20

21 Report of Executive Director:

22

23 MR. PADULA: Our public housing
24 program is doing actually really well. We did
25 a different approach with our maintenance

1 department. I'm trying to be a little bit more
2 efficient.

3 You're taking maintenance staff
4 that's shorthanded and you're trying to have
5 them do work orders, trying to have them do
6 paint jobs and try to keep up with the grounds.
7 Now we have a government inspection coming up.

8 So we're pulling -- as these guys
9 are working in their units and doing things,
10 we're pulling them back and forth. So how do
11 we resolve that? So I came up with the idea a
12 few months ago is split up into crews and do a
13 lot of outsourcing with the turnovers.

14 Spoke to John, we went round and
15 round on it. We looked at financial -- the
16 whole financial picture. We also looked at the
17 most efficient way to do this. Right now
18 they're turning these units over so quick that
19 we're -- now they're beating the occupancy.
20 It was usually the opposite getting them ready.

21 I'm going to say now asking Denise
22 just how it's working. They had nothing for
23 anybody. That's what left. I don't know a
24 number what's left at this point.

25 Usually we always had that little

1 window, the 19 to 20 to 25. That was only the
2 turnover process of it. Now we actually closed
3 that gap even more. Our work orders are caught
4 up with this crew that we're on.

5 We have a dedicated grounds crew.
6 And there's times you don't even get a full
7 crew because who's on vacation, who's off and
8 we're doing good. So we're going to keep that
9 going. That is definitely something to let you
10 aware of. John, do you agree?

11 MR. PRISLUPSKI: Yes, definitely.

12 MR. WALKER: Do you employ any
13 summer help?

14 MR. PADULA: Yeah, we have three.
15 We take those three every year, right?

16 MR. INCELLI: Yeah, we have up to
17 five though.

18 MR. PADULA: We're going to take
19 about five people in. And it's open. I'm
20 happy to do it this year with Joe on the
21 dedicated services. There is three high school
22 boys we've been using for a couple -- one is in
23 college now, right? They're good and we're
24 happy with them.

25 MR. INCELLI: Young kids like 18,

1 you know, and they work.

2 MR. PADULA: We even bring them out
3 on snow when we have snow. They come and do
4 the snow and stuff with us. It's a good
5 program. Section 8 is doing well. We're on
6 720. So we're creeping up there nicely.

7 Funding is strong. Our funding has
8 been strong. Our admin is up more than -- the
9 last couple months have been higher than
10 normal.

11 MR. PRISLUPSKI: The more we lease,
12 the more we'll get.

13 MR. PADULA: Now we're up to 50,000,
14 48,000 a month?

15 MR. PRISLUPSKI: 47, 48.

16 MR. PADULA: That's a big deal.
17 Inspections are going well. We are current
18 with them, new vehicle for Section 8.

19 Capital funds, Joe gave a little
20 brief for that. We'll look at our Clarks
21 Summit development now. We want to put new
22 siding in that, new sidewalks, want to
23 eliminate as many steps as we can.

24 There's a lot of steps up that
25 development. I have engineers and architects

1 looking to get rid of the steps, please. We're
2 working on that. We're putting new railings
3 in, parking areas. It needs work. And I think
4 the roofs are okay.

5 MR. WALKER: Okay. All right.
6 You advertised for Deputy Director?

7 MR. PADULA: We did an inhouse
8 posting through civil service through Deputy
9 Director. We advertised. I spoke to civil
10 service, got the guy that's on it basically
11 just to start making some correspondence with
12 them.

13 We did an inhouse posting for two
14 weeks. That was up Monday. We have two
15 applicants, one is John. And one is Judy
16 Thiel. Tuesday we'll start the application
17 process. Judy is 9:00. John is 9:45. The
18 interview panel is myself, Attorney Valvano,
19 and Pat Staples. We all know who Pat is. She
20 helps us with all of our needs for HR. She's
21 an HR specialist.

22 So we'll interview those two. We'll
23 make a choice. And then we'll pick a new
24 deputy. That's all through civil service. We
25 don't have to advertise that out because we

1 have qualified people in our place that already
2 civil service. But this is going to be an
3 inhouse posting.

4 MR. WALKER: When you say it's civil
5 service, do they have to take the civil service
6 exam for that position?

7 MR. PADULA: They wouldn't have to.

8 MR. INCELLI: They are civil
9 service.

10 MR. PADULA: They wouldn't have to
11 because they are civil service already.

12 MR. WALKER: There's not a separate
13 position for which you have to take a separate
14 exam?

15 MR. PADULA: No. They already have
16 the qualifications to do an interview. And
17 then they will go on civil service probation
18 for six months or year or whatever it is. It's
19 routine. We have done it before. It's just
20 routine to do it.

21 And with that said while we're doing
22 this too, we're going to start doing some more
23 civil service appointments. We're going to
24 have a few openings here. We're going to start
25 getting some of our newer employees into civil

1 service. I don't want to call them newer, but
2 they have experience now.

3 That is what we were waiting for to
4 hit those experience guidelines, experience
5 timeframes. And we're going to fill a couple
6 more people that comparable with that.

7 MR. WALKER: Does that conclude the
8 Report of the Executive Director?

9 MR. PADULA: I think I covered
10 everything. John, do you want to talk about
11 finance at all?

12 MR. PRISLUPSKI: One of the things
13 was the water at Kennedy. It dropped about
14 10,000 dollars. They just finished it at the
15 end of March. So we only have one month. But
16 it went from, like, 33,000 down to like 23,000.

17 MR. WALKER: That is fixing leaks
18 only.

19 MR. PADULA: We had a leak. We
20 identified the leak. We went right in and
21 fixed the leak. They are going to go and do
22 the whole site. We had to stop that water.
23 Did we get an extra charge for that?

24 MR. PRISLUPSKI: It's all part of
25 it.

1 MR. PADULA: It's all part of it.
2 So indirectly, it's in there. But that's all
3 approved through HUD. So then we're going to
4 save others too because they fixed three
5 different sites.

6 Nothing was wet. It must have been
7 flowing down the mines. We had to get
8 professional people to find it.

9
10 A motion was made by Mr. Wallis to accept the Report of
11 the Executive Director and seconded by Mrs. Nealon.

12
13 All members voted in favor.

14
15 Motion to Adjourn:

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17 A motion to adjourn was made by Mrs. Nealon and
18 seconded by Mr. Wallis.

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C E R T I F I C A T E

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I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me of the above-cause and that this copy is a correct transcript of the same to the best of my ability.



Maria McCool, RPR
Official Court Reporter



Mark Wallis, Secretary

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