

## MINUTES OF THE NOVEMBER 2021 MEETING OF THE WILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, November 17, 2021, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 5:01 p.m.

Chairperson Ronald Harwood announced the Sunshine Law requirement had been met, properly posted, and advertised, during COVID-19 we will be posting the GoToMeeting invite in the ad for the public could join and on our website.

The meeting was called to order by Chairperson Ronald Harwood, who announced the meeting was being conducted under the Open Public Meetings Act.

Chairperson Ronald Harwood proceeded to call the roll at this time. Vice Chairperson Juanita Jones, Commissioner Patricia Campbell, Commissioner Sandi Harris and Commissioner Sue Maxwell were present, and Resident Commissioner Maria Maldonado was absent for the meeting but came on before closed session started. Also, present were Executive Director Elizabeth Loyle, Matthew J. Robinson WHA Solicitor and Ralph Polcari, WHA Accountant.

### **EXECUTIVE DIRECTOR'S REPORT:**

The Wildwood Housing Authority (WHA) posted \$ \$6,883.00 in negative net income for September 2021. The WHA maintains \$ 95,389.00 in year-to-date positive net income. There are 5 months remaining in our fiscal year.

### **UNIT OCCUPANCY:**

Vacancies as of October 31, 2021: Sandman Towers: 2 Commissioners Court: 1 Percentage Occupied: 98

### **RECOMMENDED AGENCY PRIORITIES:**

1. Elizabeth Loyle Executive Director introduces David Piccolo, Senior Government Account Executive at T-Mobile for the T-Mobile Connect Home Program. The T-Mobile Connect Home Program is in cooperation with HUD to bridge the digital divide which will be a benefit for the residents. Through the program T-Mobile will provide 8" Android tablets with 2gb of high-speed internet and unlimited data. The resident who signs up will be charge a \$10.00 monthly fee for the service.
2. Elizabeth Loyle Executive Director updated the status of the boilers and elevator #1 needs to be inspected but they can switch over to work on elevator #2. And the New boiler will be installed on Tuesday with minimal interruption to the water about 1 to 2 hours.

### **PUBLIC PORTION:**

- None

### **APPROVAL OF MINUTES & RESOLUTIONS:**

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, August 25, 2021, Meeting Minutes Commissioner Harris made the motion and Commissioner Jones seconded. All others present were in favor.

The monthly payables and resolutions were presented for approval at this time:

Resolution# 2021-50

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2021-51

Approving the Capital Fund Program & Electronic Transfers Bills Payment

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Campbell

Roll Call: Unanimous

Resolution# 2021-52 Resolution to renew the Membership in the New Jersey Public Housing Authority  
Joint Insurance Fund - membership term for three (3) years\_  
Roll Call Vote:  
Motion: Commissioner Harris  
Second: Commissioner Jones  
Roll Call: Unanimous

Resolution# 2021-53 Resolution to Adopt the Indemnity and Trust Agreement for a membership term  
Of three (3) years  
Roll Call Vote:  
Motion: Commissioner Campbell  
Second: Commissioner Jones  
Roll Call: Unanimous

Resolution# 2021-54 Approving the Payment of Regular Bills  
Roll Call Vote:  
Motion: Commissioner Jones  
Second: Commissioner Campbell  
Roll Call: Unanimous

Resolution# 2021-55 Approving the Capital Fund Program & Electronic Transfers Bills Payment  
Roll Call Vote:  
Motion: Commissioner Harris  
Second: Commissioner Jones  
Roll Call: Unanimous

Resolution# 2021-56 Approving the Write-Off of Tenant Vacated Accounts  
Roll Call Vote:  
Motion: Commissioner Jones  
Second: Commissioner Maxwell  
Roll Call: Unanimous

Resolution# 2021-58 Approving the Payment of Regular Bills  
Roll Call Vote:  
Motion: Commissioner Campbell  
Second: Commissioner Jones  
Roll Call: Unanimous

Resolution# 2021-59 Approving the Capital Fund Program & Electronic Transfers Bills Payment  
Roll Call Vote:  
Motion: Commissioner Jones  
Second: Commissioner Campbell  
Roll Call: Unanimous

Resolution# 2021-57 Approval for Executive Closed Session: potential litigation has been voided, it has been added in under resolution 2021-60.

**OLD BUSINESS:**

- None

**NEW BUSINESS:**

- None

Chairperson Ronald Harwood asked for a motion to go into Closed Session at 5:24 pm. Commissioner Maxwell made the motion, Commissioner Jones seconded.

Resolution# 2021-60 Approval for Executive Closed Session: potential litigation & employee Contact

Roll Call Vote:

Motion: Commissioner Maxwell

Second: Commissioner Jones

Roll Call: Unanimous

The Regular Meeting of the Wildwood Housing Authority was back in session at 5:30 pm. Commissioner Maxwell made the motion, Commissioner Harris seconded.

Resolution# 2021-61 Approving the renewal contract for the Executive Director Elizabeth Loyle

Roll Call Vote:

Motion: Commissioner Maxwell

Second: Commissioner Campbell

Roll Call: Unanimous

Chairperson Ronald Harwood requested for a motion to adjourn the WHA public meeting at 5:33 pm Commissioner Campbell made the motion, Commissioner Maxwell seconded. All presents were in favor.

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Elizabeth A. Loyle  
Board Secretary

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Date