

**MINUTES OF THE SEPTEMBER 2016 MEETING  
OF THE WILDWOOD HOUSING AUTHORITY**

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, September 28, 2016 at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 5:00 p.m.

Chairperson Ronald Harwood announced the Sunshine Law requirement had been met, properly posted and advertised.

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

Chairperson Ronald Harwood proceeded to call the roll at this time. Present were: Vice Chairperson Juanita Jones, Commissioner Patricia Campbell, Commissioner Sue Maxwell and Commissioner Sandi Harris were present. Also present were Executive Director Paul Dice and Matthew J. Robinson WHA Solicitor.

**EXECUTIVE DIRECTOR’S REPORT**

For August 2016 the WHA posted a positive net income of \$6,55 and it maintains a positive net total income of \$4,566 for the fiscal year-to-date (4/1/16 to 3/31/17). WHA has operated during that time period without having to deplete reserves.

**UNIT OCCUPANCY**

	<u>Percentage</u>	<u>Actual vacancies as of 09/28/2016:</u>
Sandman Towers:	98 %	5(4 Leased up before 09/28/2016)
Commissioners Court:	97 %	2(1 Leased up before 09/28/2016)

**RECOMMENDED AGENCY PRIORITIES**

1. Executive Director Paul Dice talked about the new WHA office re-bid, 5 bid responds the 2<sup>nd</sup> time around compared to the 1<sup>st</sup> time with one bid of \$268,000.
2. Executive Director Paul Dice talk about the letter received from HUD regarding the retraction of the Commissioners Court RAD award since we were unable to secure the 9% Low Income Housing Tax Credits.
3. Executive Director Paul Dice talked to Gregory Byrne national representative for RAD Program who told him about Section 18. Section 18 is under the Code of Federal Regulations which allows you to demolish or dispose of a development, you would get tenant protected vouchers (section 8 vouchers).
4. Executive Director Paul Dice talked about the advertising the sale of the ALP program license for public bid.
5. Executive Director Paul Dice talked about the delivery of our new Ford F-150 pick-up truck.
6. Assistant Executive Director Yinelda Dorta talked about the dispose of unused WHA property such as the green van, the drivable sweeper, maintenance shop overstock and certain other equipment, e.g., weed whackers, lawn mowers, etc., via an auction through Gov Deals.

**ADMINISTRATIVE REPORTS**

1. Assistant Executive Director Yinelda Dorta talked about looking into walk-in tubs, in the process of getting quotes.
2. Executive Director Paul Dice talked about going to the Governors Housing Conference, where one of the sessions was Money Follows the Person Housing Partnership Program/I Choose Home. Program for qualified individuals transitioning from nursing facilities to community settings. Program has a financial system that allows Medicaid funds to be spent on home and community-based services when individuals move to the community.
3. Executive Director Paul Dice talked about Maintenance doing the REAC inspections & Repairs.
4. Ed Lopizzo talked about the Fire Sprinklers recall. 35 Fire Sprinklers in the ST common areas would need to be replaced.
5. Executive Director Paul Dice talked about the WHA Audit. The WHA passed with no findings.
6. Mitch Moore, Regional Financial explained the WHA finances. The budget proration has gone up.
7. Executive Director Paul Dice & Cindy Number ALP Administrator talked about the Caring/ALP participant numbers.
8. Kevin Timm Systems Administrator talked about the new entry phone system, the new cameras in the elevators, and upgrading the camera system infrastructure and wiring.
9. Executive Director Paul Dice & Assistant Executive Director Yinelda Dorta talked about Lawrence J. Merighi, Architect is looking into the Fire Panel upgrade & maintenance freight elevator.

**PUBLIC PORTION**

