

**MINUTES OF THE JUNE 2017 MEETING  
OF THE WILDWOOD HOUSING AUTHORITY**

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, June 28, 2017 at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 5:09 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 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. Present were: Vice Chairperson Juanita Jones, Commissioner Patricia Campbell, Commissioner Sandi Harris and Commissioner Sue Maxwell were present. Also present were Executive Director Paul Dice and Matthew J. Robinson WHA Solicitor.

**EXECUTIVE DIRECTOR’S REPORT**

For June 2017, the WHA posted a consolidated month-to-date loss of \$3,806 and year-to-date loss of \$4,130 for the fiscal year-to-date (04/1/17 to 3/31/18).

**UNIT OCCUPANCY**

	<u>Percentage</u>	<u>Actual vacancies as of 6/28/2017:</u>
Sandman Towers:	99 %	2(1 Leased up on 6/29/2017)
Commissioners Court:	98 %	2

**RECOMMENDED AGENCY PRIORITIES**

1. Paul Dice Executive Director gave an update regarding the Sandman Tower Exterior Painting Project. Paul discussed recent issues with M&M Construction.
2. Paul Dice Executive Director gave an update on the New Washers and Dryers for Sandman Tower and Commissioners Court, the contract has been cancelled.
3. Paul Dice Executive Director discussed hearing from the Fire Department representatives about the numerous false alarms from Sandman Tower. CINTAS Fire evaluated the system to determine if we can reduce the sensitivity of the switches, CINTAS said there isn’t anything they can do to reduce the sensitivity of the switches so we will dismantle the emergency pull system and have the residents secure their own emergency call systems.
4. Paul Dice Executive Director talked about the Annual HUD Physical Inspections. We scored 71 out of 100 points, it’s a passing score, but not a good one. Our next inspection will be of Sandman Tower on 8/21/17.

**PUBLIC PORTION**

- Charlene Smith Apt 805 talked about the fruit flies’ issues in apartment.
- Patricia Haralambopoulos Apt 709 talked about window screwed shut issue and mold.
- David Whitfield Apt 406 talked about water going down to apt 306 when he waters his plants in the bathroom & bathroom tile coming loose.
- Barbara Gutterman Apt 1005 stated that the hallways have not been cleaned.
- Victoria Francis Apt 804 talked about being reported to ASPCA and items such as pet crate and food left outside her door.

**APPROVAL OF MINUTES & RESOLUTIONS**

Chairperson Ronald Harwood asked for a motion of approval for the Wednesday, May 24, 2017 Meeting Minutes Commissioner Jones made the motion and Commissioner Campbell seconded. All others present were in favor.

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

Resolution# 2017-32

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2017-33

Approving the Capital Fund Program, Electronic Transfers &  
Congregate Expenses Bills Payment

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2017-34

Approving Adopting WHA Budget for 4/1/2017 to 3/31/2018

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Harris

Roll Call: Unanimous

Chairperson Ronald Harwood asked for a motion to adjourn the WHA public meeting at 6:07 pm Commissioner Campbell made the motion, Commissioner Jones seconded. All present were in favor.

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Paul F. Dice  
Board Secretary

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Date