

## **MINUTES OF THE OCTOBER 2017 MEETING OF THE WILDWOOD HOUSING AUTHORITY**

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, October 25, 2017 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.

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 and Commissioner Sandi Harris were present. Commissioner Sue Maxwell was absent. Also present were Executive Director Paul Dice and Matthew J. Robinson WHA Solicitor.

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

For October 2017, the WHA posted a consolidated month-to-date loss of \$44,605 and year-to-date operating loss of \$45,366 for the fiscal year-to-date (04/1/17 to 3/31/18).

### **UNIT OCCUPANCY**

	<u>Percentage</u>	<u>Actual vacancies as of 10/25/2017:</u>
Sandman Towers:	100 %	1(1 Leased up by 10/25/2017)
Commissioners Court:	98 %	

### **RECOMMENDED AGENCY PRIORITIES**

1. Paul Dice Executive Director talked about the Sandman Tower Exterior Painting project. M&M claims to have completed the work, but we feel that it is an incomplete project, we are in the process of withholding certain itemized amounts from the final payment of \$122,000. There are issues such as windows leaking and broken screens.
2. Paul Dice Executive Director talked about the Washers and Dryers contract with Equipment Marketers, fundamentally the contract will not change much, we edited the vendor's original contract to better negotiate the best possible terms.
3. Paul Dice Executive Director talked about the appeal of the HUD REAC points, we were denied twice.

### **ADMINISTRATIVE REPORTS**

1. Yinelda Dorta Assistant Executive Director talked about upcoming tenant events such as Thanksgiving Dinner, and doing events in the coming year 2018 with John Lynch for the children of Commissioners Court.

### **PUBLIC PORTION**

- Rose De Rosa Apt 304 asked about having night activates such as bingo and when the dining room will have a door again.
- Victoria Hauck Apt 703 complained that the heater in the CSP dining room are always turned up to 85 degrees.
- Rose De Rosa Apt 304 asked about cleaning the AC filters in their units.
- Laurie Wallace Apt 510 stated that the residents have nothing to do, such as activities.
- Lisa Hartman Apt 208 stated that where her mother lives the residents run their own activities.
- Barbara Gutterman Apt 1005 talked about the same peoples showing up when they do activities and stated that the apartment doors are being left opened.
- Dorothy Doyle Apt 405 stated that when the fire alarm goes off the laundry room door locks and the tenants are unable to get back in. When she called the emergency number they get nasty and tell her that it is not an emergency.
- Lisa Hartman Apt 208 asked about the window screens.

**APPROVAL OF MINUTES & RESOLUTIONS**

Chairperson Ronald Harwood asked for a motion of approval for the Wednesday, September 27, 2017 Meeting Minutes Commissioner Campbell made the motion and Commissioner Harris seconded. All others present were in favor.

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

Resolution# 2017-51    Approving the Payment of Regular Bills  
Roll Call Vote:  
Motion: Commissioner Jones  
Second: Commissioner Campbell  
Roll Call: Unanimous

Resolution# 2017-52    Approving the Capital Fund Program, Electronic Transfers &  
Congregate Expenses Bills Payment  
Roll Call Vote:  
Motion: Commissioner Campbell  
Second: Commissioner Harris  
Roll Call: Unanimous

Resolution# 2017-48    Approving to negotiate a contract agreement for Laundry Services  
Roll Call Vote:  
Motion: Commissioner Jones  
Second: Commissioner Campbell  
Roll Call: Unanimous

Chairperson Ronald Harwood asked if there was any old or new business.

Chairperson Ronald Harwood asked for a motion to adjourn the WHA public meeting at 5:44 pm Commissioner Jones made the motion, Commissioner Campbell seconded. All present were in favor.

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Paul F. Dice  
Board Secretary

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Date