

MINUTES OF THE MARCH 2018 MEETING OF THE WILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, March 28, 2018, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 5:02 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 Sandi Harris, Commissioner Patricia Campbell, and Commissioner Sue Maxwell were present. Also present were Executive Director Paul Dice and Matthew J. Robinson WHA Solicitor.

EXECUTIVE DIRECTOR'S REPORT

For March, the WHA posted a consolidated month-to-date loss of \$27,743 and year-to-date operating loss of \$63,106 for the fiscal year-to-date (04/1/17 to 3/31/18).

UNIT OCCUPANCY

Overall 98.2% Percentage Actual vacancies as of 3/28/2018:

Sandman Towers:	2 (Leased up by 3/28/2018)
Commissioners Court:	1

RECOMMENDED AGENCY PRIORITIES

1. Paul Dice Executive Director gave an update on Sandman Tower – Exterior Painting and M&M situation, have not heard anything.
2. Paul Dice Executive Director gave an update on the Washers and Dryers – no issues.
3. Paul Dice Executive Director talked about Elevator Up-upgrades. Paul talked to Lerch Bates a consulting firm he used in Millville to create a scope of work and a quote for the elevator upgrades.
4. Paul Dice Executive Director talked about the Public Housing Assessment System (PHAS) Score – Our last score is 85 out of 100. We are labeled a "Standard Performer".

ADMINISTRATIVE REPORTS

1. Tracey Young Maintenance Team leader talked about the relocation of the trash to behind the C Building. He also talked about bulk trash and looking into bigger dumpsters.
2. Kevin Timm IT talked about the trench for the fire alarm connection of the Laundry rooms located in Building A & J to the Maintenance Shop.

PUBLIC PORTION

- Paula Robbins Apt 106 asked about trash bins for the ST trash rooms, and about what was in the newspaper regarding homeless people in Sandman Towers.
- Charlene Smith Apt 805 stated that the WHA should get weekend security there is seedy characters coming in the building.

APPROVAL OF MINUTES & RESOLUTIONS

Chairperson Ronald Harwood asked for a motion for approval for the Wednesday, February 28, 2018, Meeting Minutes Commissioner Harris 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# 2018-17

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2018-18

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

Roll Call Vote:

Motion: Commissioner Harris

Second: Commissioner Jones

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 5:26 pm Commissioner Harris made the motion, Commissioner Jones seconded. All present were in favor.

Paul F. Dice
Board Secretary

Date