

MINUTES OF THE APRIL 2018 MEETING OF THE WILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, April 25, 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 April, the WHA posted a consolidated month-to-date profit of \$35,366 and year-to-date operating loss of \$27,740 for the fiscal year-to-date (04/1/18 to 3/31/19).

UNIT OCCUPANCY

Overall 99% Percentage	<u>Actual vacancies as of 4/25/2018:</u>
Sandman Towers:	1
Commissioners Court:	0

RECOMMENDED AGENCY PRIORITIES

1. Paul Dice Executive Director gave an update on Sandman Tower – Exterior Painting and M&M situation. Paul spoke about the two pressing issues with the project are the replacement of approximately 60 screens and re-caulking of joints and around windows. We are still in dispute regarding these outstanding items.
2. Paul Dice Executive Director addressed Sandman Towers Elevator Up-grades, the Elevators were an inspection on Tuesday, April 17, 2018 by Lerch Bates, at this time we do not need to undergo an expensive substantial rehabilitation, issues can be addressed through enhanced preventive maintenance measures.
3. Paul Dice Executive Director discussed Opportunity Zones -A Possible New Funding Source for Housing Rehabilitation. Our properties are situated in an area that could become eligible for these funds. Program details are still being developed.
4. Paul Dice Executive Director gave a brief update on the sale of Assisted Living Program. Caring Inc. received approval from the NJ Department of Health (DOH) to expand its Assisted Living Program (ALP) license to Sandman Tower thus formally terminating our ties to the ALP license.

ADMINISTRATIVE REPORTS

1. Yinelda Dorta Assistant Executive Director addressed the 4 possible locations to move the Commissioners Court trash dumpsters, each location will require installing an enclosure and bird barrier wire, we will discuss our options with the City of Wildwood City Hall.
2. Yinelda Dorta Assistant Executive Director communicated about the Contract for Landscaping/Snow Removal.

PUBLIC PORTION

- Patrice Sands Apt 402 commented on the window screen and sending a reminder to residents to bring back shopping carts when not in use.
- Charles Almind Apt 906 spoke about mail issues, other residents receiving their mail.
- Patricia Haralambopoulos Apt 804 talked about water coming into apt.
- Lisa Hartman Apt 208 commented on resident events we no longer have such as prom.
- Luis Hernandez Apt 107 addressed the issue with refrigerator.
- Barbara Gutterman Apt 1005 asked about WHA direct deposit for resident rents.

- Rose De Rosa Apt 304 commented on when will they be receiving walk-in showers.
- Patricia Haralambopoulos Apt 804 talked about setting on HVAC units being set at 72 degrees.
- Paula Robbins Apt 106 commented that her civil rights are being violated.

APPROVAL OF MINUTES & RESOLUTIONS

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, March 28, 2018, 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# 2018-19 Approving the Payment of Regular Bills
Roll Call Vote:
Motion: Commissioner Harris
Second: Commissioner Campbell
Roll Call: Unanimous

Resolution# 2018-20 Approving the Capital Fund Program, Electronic Transfers &
Congregate Expenses Bills Payment
Roll Call Vote:
Motion: Commissioner Jones
Second: Commissioner Campbell
Roll Call: Unanimous

Resolution# 2018-21 Adopting the WHA Budget for 4/1/2018 to 3/31/2019
Roll Call Vote:
Motion: Commissioner Campbell
Second: Commissioner Jones
Roll Call: Unanimous

Resolution# 2018-22 Authorizing Caring Inc. Personnel Brian Curran to sign the State of NJ
CSP Grants through the Sage System
Roll Call Vote:
Motion: Commissioner Jones
Second: Commissioner Campbell
Roll Call: Unanimous

Resolution# 2018-23 Approving Contract for Landscaping/Snow Removal
Roll Call Vote:
Motion: Commissioner Harris
Second: Commissioner Jones
Roll Call: Unanimous

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

Chairperson Ronald Harwood requested for a motion to adjourn the WHA public meeting at 5:58 pm Commissioner Harris made the motion, Commissioner Campbell seconded. All present were in favor.

Paul F. Dice
Board Secretary

Date