

**MINUTES OF THE JULY 2019 MEETING
OF THE WILDWOOD HOUSING AUTHORITY**

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, July 24, 2019, 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 Sandi Harris and Commissioner Patricia Campbell were present, and Commissioner Sue Maxwell was absent. Also, present were Executive Director Paul Dice, Matthew J. Robinson WHA Solicitor, Karen L. Chiarello Director of Administration and Betsy Loyle Director of Operations.

EXECUTIVE DIRECTOR'S REPORT:

The Wildwood Housing Authority (WHA) posted \$34,891 in positive net income for June 2019. The WHA maintains \$ 64,409 year-to-date positive net income.

UNIT OCCUPANCY:

Actual vacancies as of 7/24/2019:

Sandman Towers:	1
Commissioners Court:	5

RECOMMENDED AGENCY PRIORITIES:

1. Paul Dice Executive Director explained the resolution seeking to enter into a two-year agreement with Freepoint Energy Solutions LLC as the WHA electricity provider.
2. Paul Dice Executive Director talked about the Redevelopment of Sandman Tower. RAD Application has been formally submitted. Larry Merighi WHA architect will be doing a re-evaluation of the building's physical needs and Tony Polcari WHA Accountant calculated the debt we could carry using a conventional mortgage and there is a financial shortfall.
3. Paul Dice Executive Director talked about the long-term options for Commissioner Court, we are revisiting the thought of modernizing the complex in its current configuration, due to limited options. We check to determined how the buildings are situated in relation to the most current Federal Emergency Management Agency (FEMA) flood maps, based on the architects opinion we are at and in some instances slightly above FEMA's Base Flood Elevation (BFE) and we will also need to check if the City of Wildwood' s building codes would allow us to substantially rehabilitate the buildings at the current flood elevation. We had the WHA Architect do a building re-evaluation and the WHA Account do a debt calculation, were there is also a financial shortfall.
4. Paul Dice Executive Director we have a better understanding on Davis Bacon wages due to Audit, and way to save money.

ADMINISTRATIVE REPORTS:

1. Yinelda Dorta Assistant Executive Director discussed the REAC Inspection of Sandman Towers with a score of 84. We have a REAC inspection for Commissioner Court July 31, 2019, and on August 16, 2019 we will be having our Annual BBQ. Walt Wolfe is caulking around the Sandman Towers building to deal with the leak issues. Bedbug Inspection of Sandman Towers was done, at this time ALP Caring closed down dining room and services.

PUBLIC PORTION:

- Patrice Sands Apt 402 asked about the inspection.
- Wayne Dykes Apt 403 when are they doing more showers.

- David Farrell Apt 1010 can they have a sign out sheet for the shopping carts the WHA provides for the residents to utilize.
- Stephen Vosper Apt 503 he has been looking for a shopping cart for about a week, He has heard that tenants keep them in their rooms and people should keep the laundry room area clean.
- Patrick Lawley Apt 205 why can't we order new shopping carts.
- Barbara Gutterman Apt 1005 asked for a suggestion box.

APPROVAL OF MINUTES & RESOLUTIONS:

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, June 26, 2019, 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# 2019-31

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2019-32

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

Roll Call Vote:

Motion: Commissioner Harris

Second: Commissioner Campbell

Roll Call: Unanimous

Resolution# 2019-33

Approving WHA to Switch Electric Utility Provider

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Campbell

Roll Call: Unanimous

Resolution# 2019-30 has been utilized as a place order from Closed Session into a contract with Nan McKay for Financial Technical Consulting Services as a walk on resolution introduced by Paul Dice in the June 26, 2019 board meeting.

Resolution# 2019-30

Approving enter into a contract with Nan McKay for Financial Technical Consulting Services

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Harris

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 5:34 pm Commissioner Harris made the motion, Commissioner Campbell seconded. All present were in favor.

Paul F. Dice
Board Secretary

Date