

**MINUTES OF THE FEBRUARY 2020 MEETING
OF THE WILDWOOD HOUSING AUTHORITY**

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, February 26, 2020, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 5:03 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, Matthew J. Robinson WHA Solicitor, and Betsy Loyle Director of Operations.

EXECUTIVE DIRECTOR’S REPORT:

The Wildwood Housing Authority (WHA) posted \$19,708 in positive net income for January 2020. The WHA maintains \$153,900 in year-to-date positive net income.

UNIT OCCUPANCY:

Actual vacancies as of 2/26/2020: Sandman Towers:2 Commissioners Court:0

RECOMMENDED AGENCY PRIORITIES:

1. Paul Dice Executive Director addressed projects that are either starting, ongoing or finalized such as Falasca starting work on Monday March 2nd on the ST walk-in showers, we will be putting an RFP bid for replacement of ST window screens, Fabbri started and completed work on CC Decking, GE Mechanical and Sparks Electric started doing inspections and repairs of the Plumbing, Electrical and HVAC Systems in CC.
2. Paul Dice Executive Director the dumpster behind CC, we have received complaints about this dumpster. We are going to have it moved behind the maintenance shop off Garfield Ave.
3. Paul Dice Executive Director explained the molding along the bottoms of select Commissioners Court Buildings, we found that concrete had settled leaving small, but unsightly, gaps underneath some of the buildings. We have installed molding to address the aesthetics. The larger issue here is that the concrete has settled downward, we are going to have re-pitch/re-grade the concrete. That will be a large job. We are going to have to bid that work out.

ADMINISTRATIVE REPORTS

1. Betsy Loyle Director of Operations New regulations for ACOP will be on the website Thursday. Next month we will bring them before the board. She is working with the health dept about the COVID19 virus please get a flu shot, it is very effective this year. Reminds everyone about sanitation to wipe doorknobs down.
2. Melissa Wheeler Financial working with Sprint and WHA architect on replacing the old Sprint antenna on roof for 5g.

PUBLIC PORTION:

- Paula Robbins Apt 106 asked about window screens, cleaning up after animals peeing the elevator quality and how to make Sandman Towers great again so residents die with dignity.

APPROVAL OF MINUTES & RESOLUTIONS:

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, February 26, 2020, Meeting Minutes Commissioner Campbell made the motion and Commissioner Maxwell seconded. All others present were in favor.

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

Resolution# 2020-09

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Maxwell

Second: Commissioner Campbell

Roll Call: Unanimous

Resolution# 2020-10 Approving the Capital Fund Program, Electronic Transfers & Congregate Expenses Bills Payment

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Campbell

Roll Call: Unanimous

Resolution# 2020-11 Approving the Reviews of the Annual Audit for the Fiscal Year Ending 3/31/2019

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2020-12 Approving Ratify late introduction and submission of WHA Budget for FYE 4/1/20-3/31/2020

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Maxwell

Roll Call: Unanimous

Resolution# 2020-13 Approval of WHA Budget for Approval FYE: From: April 1, 2020 to: March 31, 2020

Roll Call Vote:

Motion: Commissioner Harris

Second: Commissioner Jones

Roll Call: Unanimous

Resolution# 2020-14 Approving Contract Award for Auditing Services for the WHA

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Maxwell

Roll Call: Unanimous

Resolution# 2020-15 Approving Contract Award for Fee Accounting Services for the WHA

Roll Call Vote:

Motion: Commissioner Maxwell

Second: Commissioner Jones

Roll Call: Unanimous

Resolution# 2020-16 Approving Contract Award for Architectural Services for the WHA

Roll Call Vote:

Motion: Commissioner Maxwell

Second: Commissioner Jones

Roll Call: Unanimous

Resolution# 2020-17 Approving Contract Award for Solicitor Services for the WHA

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Campbell

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 5:32 pm Commissioner Campbell made the motion, Commissioner Harris seconded. All present were in favor.

Paul F. Dice
Board Secretary

Date