

## MINUTES OF THE JANUARY 2021 MEETING OF THE ILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, January 27, 2021, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 4:58 p.m.

Chairperson Ronald Harwood announced the Sunshine Law requirement had been met, properly posted and advertised, during COVID-19 we will be posting the GoToMeeting invite in the ad for the public could join and on our website.

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: Commissioner Patricia Campbell, Commissioner Sandi Harris, Commissioner Sue Maxwell and Resident Commissioner Maria Maldonado were present. Also, present were Executive Director Elizabeth Loyle, Matthew J. Robinson WHA Solicitor, Ralph Polcari WHA Accountant, City of Wildwood Commissioner Steve Mikulski and City of Wildwood Commissioner/Deputy Mayor Krista Fitzsimons.

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

The Wildwood Housing Authority (WHA) posted \$3,033 in negative net income for December 2020. The WHA maintains \$136,472 in year-to-date positive net income.

### **UNIT OCCUPANCY:**

Actual vacancies as of 1/27/2021: Sandman Towers: 3 Commissioners Court: 1 Percentage Occupied: 97

### **RECOMMENDED AGENCY PRIORITIES:**

1. Elizabeth Loyle Executive Director talked about meeting with the NAACP regarding the rewriting of the No Trespass List One Strike Policy.
2. Matthew J. Robinson WHA Solicitor gave an explanation behind a Deed Notice Resolution with Jersey Central Power & Light Co (JCP & L). The WHA was built upon a manufacturing gas plant. Over the course of time JCP&L remediate and check soil samples and the WHA is removed from any and all liability.
3. Ralph Polcari WHA Accountant wanted to point out that we made the first elevator payment to Capri Construction which was for the bonding and administrative cost. Elizabeth Loyle had stated that the next payment is directly tied to production, Capri Construction just submitted another bill for around 112 or 118 for engineering and spec work that's required by the state for the project to be able to move forward.

### **ADMINISTRATIVE REPORTS**

1. None

### **PUBLIC PORTION:**

- None

### **APPROVAL OF MINUTES & RESOLUTIONS:**

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, November 18, 2020, Meeting Minutes Commissioner Harris made the motion and Commissioner Campbell seconded. All others presents were in favor.

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

Resolution# 2021-01

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Maxwell

Roll Call: Unanimous

Resolution# 2021-02

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

Roll Call Vote:

Motion: Commissioner Campbell  
Second: Commissioner Maxwell  
Roll Call: Unanimous

Resolution# 2021-03

Authorizing the Re-Appointment of Sue Maxwell to the WHA Board of Commissioners

Roll Call Vote:

Motion: Commissioner Campbell  
Second: Commissioner Harris  
Abstain: Maxwell  
Roll Call: Unanimous

Resolution# 2021-04

Approving WHA to Execute a Deed Notice at the Request of JCP & L Co

Roll Call Vote:

Motion: Commissioner Harris  
Second: Commissioner Campbell  
Roll Call: Unanimous

Resolution# 2021-05

Authorizing a Professional Risk Management Consulting Service

Roll Call Vote:

Motion: Commissioner Campbell  
Second: Commissioner Maxwell  
Roll Call: Unanimous

Resolution# 2021-07

Approve the Signatories and users of the on-line web banking accounts for the WHA 2021

Roll Call Vote:

Motion: Commissioner Maxwell  
Second: Commissioner Campbell  
Roll Call: Unanimous

Below are 2 resolutions from year 2020 that the WHA Board Members had to decide who to appoint for the year 2021 for the Chairperson (Resolution 2020-56) and Vice Chairperson (Resolution 2020-57).

Resolution# 2020-56

Approval Appointing a Chairperson for the Wildwood Housing Authority

Roll Call Vote:

Motion: Commissioner Maxwell  
Second: Commissioner Campbell  
Roll Call: Unanimous

Resolution# 2020-57

Approval Appointing a Vice Chairperson for the Wildwood Housing Authority

Roll Call Vote:

Motion: Commissioner Maxwell  
Second: Commissioner Campbell  
Roll Call: Unanimous

NEW BUSINESS:

- Have Paul Dice appear for the February Board Meeting, to thank him for his services to the Wildwood Housing Authority

Resolution# 2021-06

Approval for Executive Closed Session: Contractual Negotiations

Roll Call Vote:

Motion: Commissioner Campbell  
Second: Commissioner Maxwell  
Roll Call: Unanimous

Chairperson Ronald Harwood asked for a motion to go into Closed Session at 5:11 pm. Commissioner Campbell made the motion, Commissioner Maxwell seconded.

At this time The Regular Meeting of the Wildwood Housing Authority was back in session at 5:16 pm. Commissioner Campbell made the motion. Commissioner Maxwell seconded.

Chairperson Ronald Harwood requested for a motion to adjourn the WHA public meeting at 5:16 pm Commissioner Campbell made the motion, Commissioner Maxwell seconded. All presents were in favor.

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Elizabeth A. Loyle  
Board Secretary

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Date