

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

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, August 25, 2021, 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, 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. Vice Chairperson Juanita Jones, Commissioner Patricia Campbell, Commissioner Sandi Harris and Commissioner Sue Maxwell were present, and Resident Commissioner Maria Maldonado was absent. Also, present were Executive Director Elizabeth Loyle and Matthew J. Robinson WHA Solicitor.

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

The Wildwood Housing Authority (WHA) posted \$ 8, 341.00 in positive net income for July 2021. The WHA maintains \$ 58,359.00 in year-to-date positive net income. There are 8 months remaining in our fiscal year.

### **UNIT OCCUPANCY:**

Vacancies as of July 31, 2021: Sandman Towers: 1 Commissioners Court: 0 Percentage Occupied: 99

### **RECOMMENDED AGENCY PRIORITIES:**

1. Elizabeth Loyle Executive Director let the board know that the CompleteCare Rent Increase that will be effective October 1, 2021. Based on the most recent CPI report, CompleteCare's rent will be \$52,440.00 annually, or \$4,370.00 monthly.
2. Elizabeth Loyle Executive Director that in reviewing the agency records for the Admissions and Continued Occupancy Policy (ACOP), she found that the board did not pass a resolution formally adopting the ACOP updates that should have been done 1 year ago and there will be more changes to the Admissions and Continued Occupancy Policy (ACOP) in a few months.

### **PUBLIC PORTION:**

- None

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

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, July 28, 2021, Meeting Minutes Commissioner Harris made the motion and Commissioner Jones seconded. All others present were in favor.

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

Resolution# 2021-47

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Harris

Second: Commissioner Maxwell

Roll Call: Unanimous

Resolution# 2021-48

Approving the Capital Fund Program & Electronic Transfers Bills Payment

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2021-49

Approving proposed changes to the Admissions and Continued Occupancy

Policy (ACOP)

Roll Call Vote:

Motion: Commissioner Jones

Second: Commissioner Maxwell

Roll Call: Unanimous

**OLD BUSINESS:**

- None

**NEW BUSINESS:**

- None

Chairperson Ronald Harwood requested for a motion to adjourn the WHA public meeting at 5:05 pm Commissioner Harris made the motion, Commissioner Campbell seconded. All presents were in favor.

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Elizabeth A. Loyle  
Board Secretary

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Date