

MINUTES OF THE JANUARY 2022 MEETING OF THE WILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, January 26, 2022, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 5:00 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. Also, present were Executive Director Elizabeth Loyle, Matthew J. Robinson WHA Solicitor and Ralph Polcari, WHA Accountant.

EXECUTIVE DIRECTOR'S REPORT:

The Wildwood Housing Authority (WHA) posted \$ \$13,286.00 in positive net income for December 2021. The WHA maintains \$ 118,282.00 in year-to-date positive net income. There are 3 months remaining in our fiscal year.

UNIT OCCUPANCY:

Vacancies as of December 31, 2021: Sandman Towers: 1 Commissioners Court: 1 Percentage Occupied: 98

RECOMMENDED AGENCY PRIORITIES:

1. Ralph Polcari, WHA Accountant gave a summary of the Audit FYE 3/2021 which consist of Tenant Files, Capital Fund, Cash receipts, etc. There were no findings, there was a delay of the State OPD Report which we are waiting for since due to state staff shortage. Ralph is preparing the 3/2023 DCA Budget for the next meeting.
2. Elizabeth Loyle Executive Director updated the status of the Elevators, for elevator #2 we had a change order for additional electrical work to connect the elevator controller to the generator.

PUBLIC PORTION:

- None

APPROVAL OF MINUTES & RESOLUTIONS:

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, November 21, 2021, Meeting Minutes Commissioner Maxwell 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# 2022-01

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Maxwell

Second: Commissioner Jones

Roll Call: Unanimous

Resolution# 2022-02

Approving the Capital Fund Program & Electronic Transfers Bills Payment

Roll Call Vote:

Motion: Commissioner Harris

Second: Commissioner Jones

Roll Call: Unanimous

Resolution# 2022-03

Resolution Approving Professional Risk Management Services for 2022_

Roll Call Vote:

Motion: Commissioner Maxwell

Second: Commissioner Jones

Roll Call: Unanimous

Resolution# 2022-04

Resolution Approving Appointment of Elizabeth Loyle as JIF representative for 2022

Roll Call Vote:

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

Resolution# 2022-07

Acknowledging the Annual Conflict of Interest Policy

Roll Call Vote:

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

Resolution# 2022-08

Authorizing the Re-Appointment of Juanita Jones and Sue Maxwell to the
Wildwood Housing Authority Board of Commissioners

Roll Call Vote:

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

At this time Resolution # 2022-05 and 2022-06 have been tabled until the next board meeting.

OLD BUSINESS:

- None

NEW BUSINESS:

- On January 22, 2022, Maria Maldonado the Resident Commissioner resigned due to person reasons. The City of Wildwood City Council are looking at the Board composition and are actively recruiting new board members

Chairperson Ronald Harwood requested for a motion to adjourn the WHA public meeting at 5:12 pm Commissioner Jones made the motion, Commissioner Harris seconded. All presents were in favor.

Elizabeth A. Loyle
Board Secretary

Date