

MINUTES OF THE MAY 2022 MEETING OF THE WILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, May 25, 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 Patricia Campbell, Commissioners Juanita Jones, 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 \$ 2,893.00 in positive net income for the month of April 2022. The authority maintains \$ 2,893.00 in year-to-date net income. There are 11 months remaining in our fiscal year.

UNIT OCCUPANCY:

Vacancies as of April 30, 2022: Sandman Towers: 2 Commissioners Court: 0 Percentage Occupied: 98

RECOMMENDED AGENCY PRIORITIES:

1. We had 2 HUD Inspections – we will be re-inspected next year. We lost points more due to tenant apartment.
2. We are making changes to the WHA Lease and The Admissions and Continued Occupancy (ACOP) such as initiate policies about tampering with smoke detector to hold resident accountable, etc. We are setting up a resident advisory board to review the changes.
3. Our 2022 Capital Fund Program came through half of it will be used for our operation of the building and the other half will go towards Capital Improvements such as replacing the windows.

PUBLIC PORTION:

- None

APPROVAL OF MINUTES & RESOLUTIONS:

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, April 27, 2022, Meeting Minutes Commissioner Jones made the motion and Commissioner Campbell seconded. All others present were in favor.

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

Resolution# 2022-28

Approving the Payment of Regular Bills

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Jones

Roll Call: Unanimous

Resolution# 2022-29

Approving the Capital Fund Program, Electronic Transfers & Online Bills Payment

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Harris

Roll Call: Unanimous

Resolution# 2022-30

Adoption of WHA Budget for Approval FYE: From: April 1, 2021 To: March 31, 2022

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Jones

Roll Call: Unanimous

OLD BUSINESS:

- None

NEW BUSINESS:

- Chairperson Ronald Harwood suggested to change the board meeting time from 5:00 pm to 4:00pm. All commissioners, staff, and others present were in favor.

Chairperson Ronald Harwood requested for a motion to adjourn the WHA public meeting at 5:17 pm Commissioner Jones made the motion, Commissioner Campbell seconded. All presents were in favor.

Elizabeth A. Loyle
Board Secretary

Date