

MINUTES OF THE JUNE 2022 MEETING OF THE WILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, June 22, 2022, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 4:13 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, Commissioner Sandi Harris and Commissioner Sue Maxwell were present and Commissioners Juanita Jones was absent. 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 \$ 14,652.00 in positive net income for the month of May 2022. The authority maintains \$ 17,546.00 in year-to-date net income. There are 10 months remaining in our fiscal year.

UNIT OCCUPANCY:

Vacancies as of May 31, 2022: Sandman Towers: 4 Commissioners Court: 1 Percentage Occupied: 96

RECOMMENDED AGENCY PRIORITIES:

1. We will be renewing the CompleteCare Lease which expires in August to continue with the same lease terms as outlined in the August 2017 agreement, the only clause that would change would be Section 3.A, which would be updated to reflect the current rent amount of \$ 4,370.00.
2. We had our first filing for tenant and landlord court evictions in March for non-payment of rents. The Eviction pandemic had expired in January 2022.

PUBLIC PORTION:

- None

APPROVAL OF MINUTES & RESOLUTIONS:

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, May 25, 2022, 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# 2022-31

Approving the Payment of Regular Bills

Roll Call Vote:

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

Resolution# 2022-32

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

Roll Call Vote:

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

Resolution# 2022-33

Authorizing the Appointment of Nancy Mercado to the WHA Board of Commissioners

Roll Call Vote:

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

Resolution# 2022-34

Approving an Annual Capital Fund Plan FYE April 1, 2022

Roll Call Vote:

Motion: Commissioner Campbell

Second: Commissioner Maxwell

Roll Call: Unanimous

OLD BUSINESS:

- None

NEW BUSINESS:

- We are looking into Electric Car Charges to generate additional revenue, and we may qualify for grant funding.
- There is a proposed block party by non-residents near JCP& L lot and Artic Avenue. There are some liability issues with the party being held in the area such as the WHA name being used, and we do not want spillage onto WHA Lot & Property.

Chairperson Ronald Harwood requested for a motion to adjourn the WHA public meeting at 4:34 pm Commissioner Campbell made the motion, Commissioner Harris seconded. All presents were in favor.

Elizabeth A. Loyle
Board Secretary

Date