

MINUTES OF THE AUGUST 2022 MEETING OF THE WILDWOOD HOUSING AUTHORITY

A regular meeting of the Wildwood Housing Authority Board of Commissioners was held on Wednesday, August 24, 2022, at 3700 New Jersey Avenue, Wildwood, New Jersey 08260. The meeting convened at 4:04 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. Commissioner Sandi Harris, Commissioner Sue Maxwell and Commissioner Nancy Mercado were present, and Vice Chairperson Patricia Campbell and Commissioners Juanita Jones were 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 \$ 7,912.00 in positive income for the month of July 2022. The authority maintains \$ 7,746.00 in year-to-date operating profit. There are 8 months remaining in our fiscal year.

UNIT OCCUPANCY:

Vacancies as of July 31, 2022: Sandman Towers: 2 Commissioners Court: 3 Percentage Occupied: 96

RECOMMENDED AGENCY PRIORITIES:

1. We received notification from HUD that we achieved "High Performer" PHAS agency status.
2. CompleteCare has renewed their lease with our agency, we renewed on identical terms with rent escalators and CompleteCare wanted to include a clause that allows either party to cancel lease with 1 year notice. CompleteCare rent will be \$57,036.00 annually (4,753.00 monthly).

PUBLIC PORTION:

- None

APPROVAL OF MINUTES & RESOLUTIONS:

Chairperson Ronald Harwood requested for a motion for approval for the Wednesday, July 27, 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# 2022-40

Approving the Payment of Regular Bills

Roll Call Vote:

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

Resolution# 2022-41

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

Roll Call Vote:

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

Resolution# 2022-42

Adopting to Renew Lease Agreement with CompleteCare Health Network

Roll Call Vote:

Motion: Commissioner Harris
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 4:10 pm Commissioner Harris made the motion, Commissioner Maxwell seconded. All presents were in favor.

Elizabeth A. Loyle
Board Secretary

Date