

September 23, 2019

Sunshine Law: This meeting is being held in conformance with the New Jersey Open Public Meeting Act, otherwise known as the "Sunshine Law". It has been legally noticed in accordance with the law and copies have been given to those requesting the same.

- I. CALL TO ORDER
- II. ACTION ON PREVIOUS MINUTES
ACTION ON EXECUTIVE MINUTES
- III. COMMUNICATIONS
- IV. BILLS-None
- V. TREASURER'S REPORT- attached
- VI. ATTORNEY'S REPORT
- VII. PRD'S REPORT-attached
- VIII. OLD BUSINESS
- IX. NEW BUSINESS
- X. ADJOURNMENT

CAUCUS MEETING: 6:30
Meeting- immediately following caucus meeting

GLoucester City Housing Authority

Minutes for the August 26, 2019

Called to Order AT: Charles Pacifico, Chairman

ROLL CALL:

	<u>PRESENT</u>	<u>ABSENT</u>
PACIFICO	X	
KORMANN	X	
MCSWEENEY	X	
DOUGHERTY		X
MICHEL	X	
HAGAN	X	
KAIN	X	

ACTION ON PREVIOUS MINUTES

Motion to accept previous minutes: M. McSweeney and seconded by P. Kormann. All those in favor, say aye.

Roll Call: Pacifico, -yes Kormann, -yes, McSweeney, -yes, Kain -yes, Michel, -yes, Hagan, -yes

Motion passed

ACTION ON EXECUTIVE MINUTES:

Motion to accept previous executive minutes: M. McSweeney and seconded by P. Kormann. All those in favor, say aye.

Roll Call: Pacifico, -yes, McSweeney, -yes Kormann, -yes, Michel, -yes, Kain, -yes, Hagan, -yes Motion passed

COMMUNICATIONS: None

BILLS- None

TREASURER'S REPORT

Motion to accept Treasurers Report: R. Michel and seconded by C. Kain. All those in favor say aye. Roll Call: - Pacifico, -yes, M. McSweeney, -yes, Kormann, -yes, Michel, -yes, Kain, -yes, Hagan, -yes, Motion passed

ATTORNEY'S REPORT

Rad conversion - pending

Motion to accept previous executive minutes: R. Michel and seconded by P. Korman. All those in favor, say aye.
Roll Call: Pacifico, -yes, McSweeney, Kormann, -yes, Michel -yes, Kain, -yes, Hagan, -yes, Motion passed.

PRD REPORT

Motion to accept PRD's report. C. Kain and seconded by P. Kormann. All those in favor say aye, Roll Call: Pacifico, -yes, Korman, -yes, McSweeney, -yes, Kain, -yes, Michel -yes, Hagan-, yes, Motion passed.

OLD BUSINESS

Rad application in process
Continued discussion on safety and security for residents & staff. C. Kain still working with other security companies.

NEW BUSINESS

Continued discussion on safety and security for residents & staff. Checking out another system-will wait for trial. Scheduled for September 24, 2109.

Adjournment

Motion to adjourn, R. Michel and seconded by M. McSweeney. All those in favor say aye, answered unanimously. Motion passed.

Meeting immediately following caucus meeting.



Gloucester Towne’s Management Report

Meeting Date :September 23, 2019

Prepared by: Carole Rowell

I. Financial Update

1. Monthly financial statements were sent to board members separately.
2. RAD update: We are looking at a late November closing date. Julie McGovern, Rbe & Cavanaugh has submitted the closing package to the RAD resource desk as required. HUD has requested that we obtained the following:
 - Survey for 101 Market Street and elevation certificates are in progress. Once we receive the survey we will send it to Roe & Cavanaugh. The elevation certificates will go to our insurance broker for flood insurance quotes
3. 301 Hudson: Julie McGovern has advised PRD that it would be in the best interest of the RAD conversion, to complete the repairs to this property. Our initial estimate was approximately \$40,000. UPDATE - All Risk remediated the mold and cleaned out basement, Matter Electric installed electric panel, replaced light fixtures, and receptacles. As of 9/17 Electrical inspection is scheduled for next week then All Risk will resume 1st floor.

II. Occupancy Updates – Building is Fully Occupied.

Overview of Vacancies	2016	2017	2018	2019*
Turnovers	16	10	12	6
# of Applicants on Waiting List	182	224	131	144
Local Preference Residents <i>Gloucester Towne/scattered sites</i>	3/8	9/14	7/12	17/7

(*) As of date of report

III. Physical/Maintenance Updates

1. Regular Building Activities

- Gloucester Towne had their HUD REAC inspection on 9/11/19 with a score of 87C .
- Building Security: Gloucester Towne is currently researching different security door options. We viewed the Tailgating detection video and have scheduled a demo for September 27, 2019.
- 301 Hudson – All Risk remediated the mold and cleaned out basement, Matter Electric installed electric panel, replaced light fixtures, and receptacles.
- As of 9/17 Electrical inspection is scheduled for next week then All Risk will resume 1st floor.

- **2. Building Upgrades & Related Costs Within Last 12 months**

Item	Date	Cost
Carpet- Turnover - Apt. 512	9/01/2018	\$695.00
Valcourt Window Washing	9/24/2018	\$1,650.00
Security Equipment and Software for Carole & Bob's Computers	10/01/2018	\$1,087.00
Carpet Turnover - Apt 402	11/16/2018	\$695.00
Carpet Turnover - Apt 412	12/6/2018	\$695.00
322 Powell - Brick Spalling	11/15/2018	\$820.00
Replacement of defective hot water coil valves in the two heat pump air handlers for comm room work in progress	02/12/2019	\$3340.00

Carpet Turnover - Apt 108	02/21/2019	\$695.00
Carpet Turnover - Apt 419	03/07/2019	\$695.00
Carpet Turnover Apt 314	07/12/2019	\$695.00
301 Hudson- flood- support exterior wall & remove mud from the basement	07/02/2019	\$4500.00
129 Filmore- exterior soffit & fascia painting- Reac item	07/31/2018	\$1250.60
322 Powell- exterior soffit & fascia painting-reac items	07/31/2019	\$765.00
301 Ridgeway- replace concrete pad- reac item	07/31/19	\$950.00
301 Hudson - Electrical repairs	09/09/19	\$795.00
301 Hudson- mold remediation	in progress	\$19,900.00

3. Items Out to Bid/Contracts Awarded

Item	Date	Cost

4. Occupancy Activity

Move-out

Apt 219 Joyce Mayers 12/18/18
Apt 108 James Ficken 02/14/19
Apt 419 Emily Walker 02/06/19
Apt 303 Georgianna Onorato 05/8/19
Apt 406 Marie Orsini 05/18/19
Apt 314 Henry Sturmfels 07/15/19
Apt 210 Florence Gedling 08/10/19

Move-in

Apt 219 Frank Griffith 1/11/19 (GC resident)
Apt 108 Bernadette Schmidt 2/22/19 (GC resident)
Apt 419 Clare Critchfield 03/08/19 (GC resident)
Apt 303 Josephine Fuchs 05/17/19 (GC resident)
Apt 406 Joseph Mermonde 05/25/19 (GC resident)
Apt 314 Ethel Cattell 08/01/19 (GC resident)
Apt 210 Helenann Cattell 08/19/19 (GC resident)

IV. Resident Life & Activities Update

List of recent and upcoming activities planned for Residents with attendance and cost info.

Activity	Number Attended	Date	Cost
Wii Bowling	10	Mon nights	\$1.00
Bingo	20	Wed nights	\$3.00
Cards & Games	10	Thurs nights	Assn.
Ice cream nights	10	M-W-F	\$1.00
Lunches - 4 times a week	15-20	M-W-T-F	\$3.00
Flu Shots	15-20	09/11 & 25	ShopRite- CVS