

February 24, 2020

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 January 27, 2020

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	

Others Present- C. Rowell, S. McElhatton, C. Wigginton,
S. Zaouali, S.

ACTION ON PREVIOUS MINUTES

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

ACTION ON EXECUTIVE MINUTES:

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

COMMUNICATIONS: None

BILLS- None

TREASURER'S REPORT

Motion to accept Treasurers Report: G. Dougherty and seconded by
P.Hagan. All those in favor say aye. Roll Call: - Pacifico,-yes,
Dougherty,-yes, Michel,-yes, Hagan,-yes, Kain, -yes, Motion
passed

ATTORNEY'S REPORT

HUD Resident Commissioner Requirement, Fire Antenna & Riverwalk Renewals. Rad conversion closed on November 27, 2019.

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

PRD REPORT

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

OLD BUSINESS

Rad application closed November 27, 2019.
Continued discussion on safety and security for residents & staff.

NEW BUSINESS

Continued discussion on safety and security for residents & staff. Steve with Bowley & Associates, and S. Zaouali with PRD reviewed Budget and answered any questions. Motion to approve adopted audit. R. Michel and seconded by C. Kain. All those in favor say aye, Roll Call: Pacifico,- yes, Dougherty,-yes, Michel -yes, Hagan-, yes, Kain, yes, Motion passed.

Adjournment

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

Meeting immediately following caucus meeting.



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Gloucester Towne's Management Report

Meeting Date: February 24, 2020

Prepared by: Carole Rowell

I. Financial Update

1. Monthly financial statements were sent to board members under separate cover.
2. Subsidy payment: HUD is now working on obligating the funds. Once this is completed we can voucher for our subsidy payments for January, February and March.

II. Occupancy Updates - Currently 100% occupied.

Overview of Vacancies	2017	2018	2019	2020 *
Turnovers	10	12	10	4
# of Applicants on Waiting List	224	131	167	169
Local Preference Residents <i>Gloucester Towne/scattered sites</i>	9/14	7/12	11/6	10/6

(*) As of the date of the report

III. Physical/Maintenance Updates

1. Regular Building Activities

Our maintenance staff has been working on turnovers for the past 2 months.

Currently working on the units below:

Apt 413 - move-in date 2/25/2020

301 Hudson - move-in date 3/15/2020

2. Building Upgrades & Related Costs for 2020

Item	Date	Cost
Apt 511 - Turnover paint	01/16/2020	\$600.00
39 S. Burlington - Carpet	12/14/2020	\$1595.00
Apt 511 - Carpet turnover	01/17/2020	\$795.00
213 Somerset - Replaced Kitchen floor	01/30/2020	\$720.00
335 Hudson-Replaced Kitchen floor	01/30/2020	\$584.00
Ptac unit	02/14/2020	\$977.55
Apt 413- Carpet turnover & Cove base	02/20/20	\$795.00

3. Items Out to Bid/Contracts Awarded

Item	Date	Cost
n/a		

4. Occupancy Activity

Move-out

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

Apt 101 Leo Pearce 09/09/19

Apt 501 Mary Pierman 10/31/19

Apt 204 Roberta Reeves 11/06/19

Move-in

Apt 303 Josephine Fuchs 05/17/19

Apt 406 Joseph Mermonde 05/25/19

Apt 314 Ethel Cattell 08/01/19

Apt 210 Helenann Cattell 08/19/19

Apt 101 Djibril Keita 10/10/19

Apt 501 Edward Tobin 11/6/19

Apt 204 Richard Davis 12/3/19

(GC resident)

(GC resident)

(GC resident)

(GC resident)

(GC resident)

(GC resident)

(GC resident)

39 Burlington St Canon 10/3/20 39 Burlington- Kristen Snyder 1/10/20 (GC resident)
Apt 317 Marilyn Greenberg 02/17/20 Apt 319 MaryJane Sloan 02/14/20 (GC resident)

IV. Resident Life & Activities Update

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

Activity	Number Attended	Date	Cost
Wii Bowling	10	Mon nights	\$1.00
Bingo	20	Wed nights	\$3.00
Cards & Games	10	Thurs nights	Assn.
Tenant Association Meeting	10	02/17/2020	-
Lunches -3 times a week	15-20	M-W-F	\$3.00
Hear USA	15	02/12/2020	Free