

January 25, 2021

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 October 26, 2020 Meeting

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, C. Wigginton, S. McElhatton,
L.Warner, Steve Pollack.

ACTION ON PREVIOUS MINUTES

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

ACTION ON EXECUTIVE MINUTES: None

COMMUNICATIONS: None

BILLS- None

TREASURER'S REPORT

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

ATTORNEY'S REPORT

Covid 19-Pandemic Emergency
Gloucester Towne Community Polling Place hosted November General election. Discussed moratorium on evictions.

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

PRD REPORT

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

OLD BUSINESS NONE

NEW BUSINESS - Steve Pollack - reviewed 2020 Audit and discussed.

Adjournment

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

Meeting immediately following caucus meeting.



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Meeting link:

GCHA Board Meeting

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United States: +1 (224) 501-3412

Access Code: 893-934-853

Gloucester Towne's Management Report

Meeting Date: January 25, 2021

Prepared by: Lisa Marie Warner

I. Financial Update

1. Monthly financial statements were sent to board members under separate cover.
2. Subsidy payment: Current on all subsidy payments.

II. Occupancy Updates – Currently 100% occupied

Overview of Vacancies	2018	2019	2020	2021 *
Turnovers	12	10	7	2
# of Applicants on Waiting List	131	167	58	74
Local Preference Residents <i>Gloucester Towne/scattered sites</i>	7/12	11/6	6/0	14/2

06/01/20- Purged waiting list

(*) As of the date of the report

III. Physical/Maintenance Updates

1. Regular Building Activities

Covid-19 update:

- No positive cases have been reported to management.
- Our maintenance staff has been working continuously sanitizing common areas, hallways, community room, etc, to prevent the Corona Virus.
- The cleaning company performs a deep cleaning of all common areas on a weekly basis.
- Residents have received updated notices regarding the Corona Virus as information becomes available.
- The office staff is back in the office full time. The office is closed to visitors

2. Building Upgrades & Related Costs for 2020

Item	Date	Cost
Apt. 312 – Carpet Turnover & Cove Base	11/12/2020	\$795.00
Apt. 313 – Countertop	12/24/2020	\$561.50
Apt. 313 – Carpet Turnover & Cove Base	12/28/2020	\$895.00
Apt. 313 – Range	12/28/2020	\$561.50
Apt. 217 – Painting	12/28/2020	\$950.00
Apt. 217 – Carpet Turnover & Cove Base	01/05/2021	\$795.00
Apt. 405 – Carpet Turnover & Cove Base	01/14/2021	\$795.00

3. Items Out to Bid/Contracts Awarded

Item	Date	Cost
N/A		

4. Occupancy Activity

Move-outs

M. Corcoran- Apt 311 7/7/2020

C. Jankowski- 129 Filmore

B. Schmidt – Apt 108 8/3/20

LanHolm – Apt. 409 10/24/2020

Bennett – Apt. 312 10/28/2020

Rodgers – Apt. 313 11/30/2020

Bird – Apt. 511 12/01/2020

Scott – Apt. 217 12/13/2020

Henry – Apt. 405 12/21/2020

Move-ins.

A. Fields – Apt 311 7/17/2020

L Farrell - 129 Filmore 8/16/2020

J. Corvino – Apt 108 9/9/2020 (GC resident)

M. Schwartz – 11/12/2020

E. Barbalace – 11/16/2020

C. Hampton – 01/01/2021

E. Zehner – 12/11/2020

S. Smith – 01/20/2021 (GC Resident)

J. Curcio – 01/28/2021 (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
All activities canceled due to COVID-19			