

September 26, 2022

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
- 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 22,2022 Meeting

CALLED TO ORDER AT: Charles Pacifico, Chairman

ROLL CALL:

| | <u>PRESENT</u> | <u>ABSENT</u> |
|-----------|----------------|---------------|
| PACIFICO | X | |
| KORMANN | X | |
| MCSWEENEY | X | |
| HAGAN | X | |
| KAIN | | X |
| Michel | X | |
| WALSH | | X |

Others Present- C. Wigginton, S. Mc Elhatton and L. Warner.

ACTION ON PREVIOUS MINUTES

Motion to accept Previous Minutes: M. McSweeney - yes and seconded by P. Kormann. All those in favor, say aye.
Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - yes, R. Michel, - yes, P. Hagan, - yes, C. Kain - A, E. Walsh, - A, Motion passed.

ACTION ON EXECUTIVE MINUTES:

Motion to accept Previous Executive Minutes: R. Michel - yes and seconded by P. Kormann. All those in favor, say aye.
Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - yes, R. Michel, - yes, P. Hagan, - yes, C. Kain - A, E. Walsh, - A, Motion passed.

COMMUNICATIONS: None

BILLS- None

TREASURER'S REPORT:

Motion to accept Previous Treasure's Report: R. Michel - yes and seconded by P. Kormann. All those in favor, say aye.
Roll Call: C. Pacifico - yes, P. Kormann - yes, M. McSweeney - yes, R. Michel, - yes, P. Hagan, - yes, C. Kain - A, E. Walsh, - A, Motion passed.

ATTORNEY'S REPORT

Coast Guard Pier Redevelopment - still pending regarding Capodagli Property Company detailed drawings and plans for the development was not submitted for this meeting to address the property use only.

Tenancy Matters - Eviction actions and residential lockouts in New Jersey, now have mandatory mediation which now required prior to the court scheduling an actual trail for a judgment for possession.

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

PRD REPORT

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

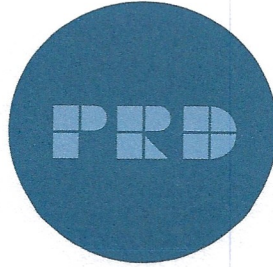
OLD BUSINESS None

NEW BUSINESS Gloucester City Community Development - installing a digital monitor for public information at Gloucester Towne.

Adjournment

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

Meeting immediately following caucus meeting.



To: The Board Members of Gloucester Towne

From: PRD Management, Inc.

Re: Materials for next Board Meeting

Date: September 22, 2022

On the following pages attached, please find the current Management activity report for the property. Please let this serve as a reminder that the next **Board Meeting** will be on **Monday, September 26, 2022, at 6:30 pm in person.**

**Thank You,
Heather Ireland**



Activity Report for Gloucester Towne as of 09.22.2022

This month's board meeting will be held at 6:30 pm at Gloucester Towne.

Financial updates & Board Action Items:

The Property operates well, the expenses are in line with budget and the staff keeps units occupied.

Per the Board directions the cost of implementing 24-hour service has been reviewed and discussed at the meeting.

Occupancy /Vacancy updates:

This property is 100 %* occupied as of this report.

| Overview of Vacancies | 2019 | 2020 | 2021 | 2022 |
|---|------|------|------|------|
| # of Applicants on waitlist | 159 | 58 | 121 | 176 |
| Apartment Turnovers | 11 | 14 | 11 | 10 |
| Currently Vacant Units (Rented but still awaiting move-in) | N/A | N/A | N/A | N/A |
| <i>*pending MI this month</i> | | | | |

Special Claims: None at the present time.

Physical / Maintenance updates:

Inspections

- HUD REAC inspections: On October 18th 2021 we received 97c. . Next REAC will be scheduled in 2024/2025.
- Other annual inspections:
 - Gloucester City Housing And Building Annual Rental Registration Inspections. Building Inspectors are notifying management by Block/Lot numbers.
 - Bedbugs & Pest Management
We have had 0 confirmed cases of bedbugs in the past 6 months.

| Large Maintenance Items Completed Last 6 months | Date | Cost |
|--|------------|----------|
| 459 North Fillmore -Garage Roof Replacement | 03.22.2022 | 3,460.00 |
| 228 Hudson Street - Exterior Stone Wall - Painting | 04.29.2022 | 5,600.00 |

| Large Maintenance Items planned for the next 6 months | Target Date | Est Cost |
|---|-------------|-------------|
| Parking Lot - Coating & Striping | 09.20.2022 | \$8,469.95 |
| Front Security Entry Doors | TBA | \$20,585.00 |
| Rear Security Entry Doors | TBA | \$19,150.00 |

Other Maintenance Updates & Special Projects

1st Floor Front & Rear Lobby - Stripe Wallpaper & Paint - Date to be determined and when funds are available..

Security upgrades - ESS (Electronic Security Solutions) completed a security survey and will provide recommendations/pricing to improve on the building security.

Resident Life and Activities:

RESORTS CASINO TRIP-9/14/22-(RESIDENT GROUP)

TRIVIA-9/16/22 - 2PM

YARD SALE ON KING ST 9/17/22

RESIDENT BBQ- 9/18/22 1PM

OUTDOOR MOVIE-9/28/22 7PM

FUTURE EVENTS: -scheduled

OUTDOOR MOVIE- TBA

BINGO & ENROLLMENT- 10/28/22 @ 2PM- WITH AMERIGROUP

TRIVIA: Once a month

MEDICARE OPEN ENROLLMENT WITH HUGH McGUIRE 11/2/22 2PM

COVID-19 Updates: for year 2021-2022 current date

For the calendar year to date, there have been:

- [11] COVID-19 cases reported by residents.
- [0] COVID-19 cases reported by site staff.

Notices have been delivered and posted at both entrances and on the office window, with the following instructions, Masks are strongly recommended for anyone who is not vaccinated

Other / Misc. updates

None