

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

August 17, 2021 – 4:30 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held July 20, 2021, at 4:30 p.m. via tele-conference from the Management Offices of the OCHA located at 191 W. Chestnut Avenue, Vineland, NJ 08360.

The meeting was called to order by Chairman Barr. Chairman Barr requested everyone to rise for the Pledge of Allegiance.

Chairman Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday
Commissioner Patrick Mumman
Commissioner Beverly McCall
Commissioner Robert Henry (absent)
Commissioner Patricia Jackson
Commissioner Brian Broadley
Chairman Robert Barr

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor and Linda Cavallo – Accountant.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from July 20, 2021. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday (Yes)
Commissioner Patrick Mumman (Yes)
Commissioner Beverly McCall (Yes)
Commissioner Robert Henry (Yes)
Commissioner Patricia Jackson (Yes)
Commissioner Brian Broadley (Abstain)
Chairman Robert Barr (Yes)

Chairman Barr requested a motion to approve the Executive Session minutes from July 20, 2021. A motion was made by Commissioner McCall and seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday (Yes)
Commissioner Patrick Mumman (Yes)
Commissioner Beverly McCall (Yes)
Commissioner Robert Henry (Yes)
Commissioner Patricia Jackson (Yes)
Commissioner Brian Broadley (Abstain)
Chairman Robert Barr (Yes)

Treasurer’s Report

Ms. Cavallo reviewed the Financial Report for the ten months ended July 31, 2021. Commissioner Broadley asked for an explanation of the HUD Operating Subsidy on the financial report. Mrs. Jones explained the HUD Operating Subsidy, the HUD Asset Repositioning Fee-Operating Subsidy, the PBV HAP Subsidy, and the HUD Capital Funds-Operations line items.

Motion to approve the Treasurer’s Report made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Executive Director’s Report

Mrs. Jones provided an updated on the Speitel moves. All moves are complete with the exception of one a Peck’s Beach Senior and two at Bayview 1st floor. These moves are expected to be completed by the end of the month.

Mrs. Jones discussed the roof matter. Things are moving along and there is communication with the roofer’s project manager which has contributed to the progress on this project.. The roof is apparently complete and there is a scheduled inspection with the manufacturer. The manufacturer will inspect the roof with an anticipated warranty. The other issue is the capping around the top of the building. It was incorrectly installed and had to be removed. The manufacturer of the capping material will be on site soon to measure for the capping order. Commissioner Halliday asked if the capping is a warranty item with the roof. Mrs. Jones is not sure who provides the warranty on that, but believes it is the manufacturer. The lightning protection has been delayed until Winchester removed the old capping. Once everything is finished there will be a final punchout list.

Mrs. Jones discussed the renovations for Bayview. There are issues with obtaining the PTAC units, which provide heating and air conditioning to the apartments.. It will probably take a couple of months to begin this project. . Mrs. Jones discussed the change order resolution for a handrail on the inner ramp at Bayview Manor

Mrs. Jones stated an update on the Scattered Sites project will be given in the Ocean City Community Development Corporation Meeting.

Mrs. Jones is happy to report the residents are acclimating to the Speitel building. There have been a few minor issues, but nothing major and the residents seem very happy. The move was not as planned due issues with the mover’s staff leaving the job site prior to the moves being completed.

Motion to approve the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Absent – call dropped at 4:41 p.m.)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Old Business – None.

New Business – None.

Committee Reports –

With no other discussion on related matters the Chairman moved to the Resolutions.

Resolution #2021-43
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$565,260.94. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly discussed the monthly expenses. Specifically, the flood insurance as well as reimbursement to residents at Spietel for utility deposit transfer costs. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2021-44
Award Resident Wellness Services

Chairman Barr called for a motion to approve Resolution #2021-44. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained this is for behavioral health services for the residents. There was only one response to the proposal. This service is being reimbursed by the City through the Community Development Block Grant. The services have been successful. The process of the services was briefly discussed. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2021-45
Approving Change Order #1 Bayview Manor and HVAC Renovations (inner ramp handrail)

Chairman Barr called for a motion to approve Resolution #2021-45. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Mrs. Jones stated this will be new handicap ramp rail as discussed in her report. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2021-46
Authorizing Payments of Draw 14, 15, and 16

Chairman Barr called for a motion to approve Resolution #2021-46. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Mrs. Jones explained these draws are for Speitel. A resolution is to be made for each draw. The Authority realized resolutions were not made for Draw #14 & #15 so this resolution is a combination of Draws, 14, 15 and 16 to document them properly. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

No public comments. Chairman Barr requested comments from Board Members. Commissioner McCall thanked the Administration for all their hard work. Commissioner Halliday asked about the direction of remote meetings. Chairman Barr asked Mr. Gabage for an update on what we can and cannot do. Mr. Gabage did some research and he spoke to several people that he respects regarding this topic. They agree with his interpretation that because the State of Emergency is over the meetings have to be public. As long as there are four commissioners present, three of the commissioners can appear virtually. The meetings must have four commissioners present and the meeting has to be open to the public for the public to appear.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:56 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer