

**WINFIELD MUTUAL HOUSING CORPORATION
WINFIELD PARK, NEW JERSEY
BOARD OF TRUSTEES – MINUTES
JANUARY 15, 2019**

The regular meeting of the Board of Trustees was called to order by the Vice-President, Robert Weiss at 6:30 P.M.

ROLL CALL: Michael Litzenberger, President (Vacation)	Trisha C. Zambell, Secretary
Robert Weiss, Vice President	Steve Besanceney
Donna Schautz, Treasurer	Michael Stewart, Attorney
Judy Thompson, Ass't Treasurer	Trisha Donahue, Manager

DECEMBER 18, 2018 MEETING MINUTES: A motion was made by Steve Besanceney, seconded by Judy Thompson and carried to accept the December 18, 2018 Meeting Minutes.

MANAGER'S REPORT:

REVENUE: \$492,143 EXPENSE: \$194,508 ACQ. M.O. \$3,750

VACATES: TRANSFERS: NEW MEMBERS: Mildred Enz died and assigned 70 A Wavecrest by Will to her daughter Shirley Thibodeau.

DECEASED:

Ann Coccaro	14 B Seafoam	Died 12/12/18
Justin Tansky	71 C Wavecrest	Died 12/22/18
Silvia Brendel	17 Riverview	Died 12/25/18

A motion was made by Donna Schautz, seconded by Trish Zambell and carried to accept the Manager's Report.

INFORMATIONAL:

12/14/18	From: Union County Utilities	Re: Waste Agreement
12/18/18	From: Laura Reinertsen	Re: Thank you
	From: Peri & Stewart	Re: Rentals
1/4/18	From: NJ American Water	Re: Petition Change levels of Purchased Water

COMMUNICATIONS:

11/16/18	From: Dawn Hoag	Re: Application
12/19/18	From: United Steelworkers	Re: Collective Bargaining Agreement
1/6/19	From: Charles Sweeney	Re: Baseball Clinic

A motion was made by Judy Thompson, seconded by Trish Zambell and carried to accept the informational/communications.

OLD BUSINESS

TERMINATION OF CONTRACTS: Members renting rooms is a violation of the WMHC contract. There are many complaints from other members regarding their peaceful enjoyment is being compromised and other members are collecting profit. People are living in units with no background checks. A motion to evict is the unanimous decision by the Board and a motion was made by Donna Schautz, seconded by Judy Thompson and carried to move the matter through the courts.

APPLICATION: A member's adult son applied for housing but was denied housing due to their credit score. The member is asking for consideration to allow the original application to be waived. The Board is sympathetic to their circumstances but in all fairness, this would not be conducive to the community. Too many other applicants have been denied for not meeting the credit criteria. A motion was made by Steve Besanceney, seconded by Donna Schautz and carried to deny the request.

NEW BUSINESS

UNITED STEELWORKERS: The maintenance Union Contract is up on February 28, 2019. New terms and conditions are to be discussed. We will need a date and Board Members who will meet with the Union rep. A motion was made by Steve Besanceney, seconded by Donna Schautz and carried to set up a date in February to open talks regarding a new union contract. The following Board members will be part of the negotiations: Mike Litzenberger, Robert Weiss, and Steve Besanceney.

BASEBALL CLINIC: A member is asking to use the Gym for baseball practice for a team outside of Winfield. A few years back we had a team from Cranford using the facilities and field but members objected and they were refused further use. We now have a new Gym ready for rental, school activities and meetings. There are new windows, wall panels, etc.

A motion was made by Trish Zambell, seconded by Steve Besanceney and carried accepting the request for the clinic for our own kindergarten through fifth grade children and denying use of the gym for the higher age groups due to a higher risk of damage.

ROOF PROGRAM: The Corporation has received three bids from contractors. Percario met with the Board at the January meeting and discussed product, cost, specification and warranty. Contractors must carry General Liability of \$1,000,000.00 and list Mutual Housing as the additional named insured on the policy. All permits prior to commencing any work will be applied for at the Township of Winfield. The Board will meet with the next bidder at the February 2019 Board Meeting.

ROSELLE SCAVENGERS: The manager called last week to clarify the name change and time schedule. Their name hasn't changed but they added another contractor. Time for regular garbage pick-up is on schedule any time after 3:00 PM on Tuesday and Fridays. This has always been a contractual obligation.

A motion to adjourn was made by Judy Thompson, seconded by Trish Zambell and carried

Meeting adjourned 9:57 PM.

P. C-Zambell, Secretary