

SALTER/SPREADER: From November Minutes - Maintenance Supervisor, Armando Manresa, has informed the Manager that the salter/spreader is in very bad condition and needs to be replaced. Proposal for a new salter/spreader in the amount of \$7,251.51 has been submitted. The Board instructed the Manager to send a letter to the Mayor and Commissioners requesting assistance with the cost of new spreader. The corporation purchased the last spreader around eight years ago. On two occasions the Police department made two unnecessary calls. Communications from the on-call service shows calls received from the police department with specific requests for maintenance to salt and/or plow the streets.

Enclosed is a picture of a new spreader and two estimates from MRI Services for a 3 yd salter/spreader dated January 6, 2020 in the amount of \$7,320.98 and one in the amount of \$6,872.73. FDR Hitches has submitted to Winfield Mutual Housing a quote for a 2.5 yd salter/spreader in the amount of \$7,251.51. The Township received a quote from FDR Hitches for a 1.5 yd in the amount of \$4,744.81. Maintenance needs the larger salter/spreader to be efficient with keeping the roads salted enough for safe driving. The Manager will send the correct size information for the salter/spreader to the Township for a new quote.

A motion was made by Steve Besanceney, seconded by Donna Schautz and carried agreeing that the Township is working for a new salter. Their first quote was for a small salter.

NEW BUSINESS

MEMBER SELECTION: A motion was made by Judy Thompson, seconded by Albert Alfano and carried accepting the following applications: Son/Daughter applications 4-1/2-#331 and Grandchild application 4-#1602. Transfer applications #T-1348 and #T-1349 who do not an interview. Son/Daughter application 4-1/2-#332 was cancelled due to failure to meet with Board.

CHRISTMAS DECORATIONS: A member would like a response from the board or manager following up to a resolution in regards to their letter dated December 22, 2019. The letter states that their neighbor has created a tripping hazard. They also stated in same letter that they are “putting the Board on notice if at any time anyone gets hurt or any damages come from allowing an illegal access way, this letter will be saved to use for any future litigation. I have asked for the access way to be opened to 48 inches per the handbook and every other spot in town. It is the boards choice. If anything happens while walking, weed whacking, cutting of lawn, the damages fall to the corporation”.

A motion was made by Steve Besanceney, seconded by Judy Thompson and carried to turn over to legal counsel to send a letter to the member.

SURVIVOR FIRE SAFETY: Survivor Fire & Safety Equipment Co. has provided a proposal regarding the fire service equipment maintenance and suppression systems inspections in the commercial buildings. A motion was made by Albert Alfano, seconded by Donna Schautz and carried agreeing to the proposal for the equipment maintenance and suppression systems inspections not to exceed \$1,500.

WATCHUNG SAIL & POWER SQUADRON: Theodore Wallace is asking permission to use Room 4 on the third Thursday of each month starting March, 2020 to March, 2021 except July and August. A motion was made by Judy Thompson, seconded by Albert Alfano and carried to allow the Watchung Sail and Power Squad to use Room 4 for their meetings.

STORE FRONT: Tony LaRocca is interested in converting the store front that T & J Deli closed into a larger office for his law firm. Tom Lavin has met with the Manager is regards to the space and will submit a proposal accordingly. A motion was made by Steve Besanceney, seconded by Albert Alfano and carried to invite Mr. LaRocca and Jeanette Jones to the February meeting to discuss the store.

DISABILITY: Maintenance Supervisor injured his hand on June 8, 2019 while responding to a member’s call regarding a water leak in wall. The supervisor now needs surgery and may be out approximately four (4) weeks. There will only be three men on duty until the supervisor returns.

COMMERCIAL TRUCKS / ORDINANCE: Since Township put the ordinance into effect regarding no parking for commercial vehicles, some members started to park in the WMHC parking lot overnight. This would mean that the parking lot will be filled over the weekends which will impede on parking for Buckle Center and Community Center rentals for parties and also hinder parking for the Beauty Salon.

A motion was made by Steve Besanceney, seconded by Donna Schautz and carried instructing the manager to put letters on vehicles letting owners of vehicles know that the WMHC lot is a private lot for the Corporation, Community Center, Buckle Center and retail. Letter will instruct members to park in the marked spaces along the side of the Buckle Center and in the spaces in front of the maintenance garages.

BUCKLE TRANSFER: The bank account for the Buckle Center is dwindling and we need a transfer from the Administration Fund to the Buckle Fund in the amount of \$5,000.00 to cover expenses. This action has been required since the inception of the Center. To date the cost to operate this building in 2019 was \$26,736.00 and the revenue from rentals received was \$10,500.00. There were only three transfers requested in 2019. A motion was made by Donna Schautz, seconded by Albert Alfano and carried to comply with the request for the transfer. The Buckle Center, after rental fees were raised, has never shown profit.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

COLLINE BROTHERS LOCK & SAFE: Proposal for the office door buzzer/security system will be received sometime in February. As soon as it is received an addendum for this meeting agenda will be submitted. The board will discuss and decide on action at that time.

A motion was made by Donna Schautz, seconded by Steve Besanceney and carried to table until there is further discussion and pricing.

COUNTY ROAD PARKING: The Manager was instructed to send out letters to the community regarding parking and respecting the requests of the County. Specifically, the County is simply asking that cars be parked parallel to the street, with the flow of traffic, and that they not be pulled into the grass, as if the grass area is a perpendicular driveway on County property. No further than ten (10) feet from shoulder white line. Anything over the ten feet is considered Winfield Mutual Housing Corporation property.

TOWNSHIP/PERMITS/ARCHITECTURAL DRAWINGS: The Manager was instructed by the Board to send a letter to the Mayor and Township Commissioners requesting copies of all agreements, permits and architect drawings for the renovations and structure changes to the WMHC Buildings that the township exists in.

Motion to adjourn was made by Steve Besanceney, seconded by Judy Thompson and carried

Meeting adjourned 9:15 PM.

Steve Besanceney, Secretary