

LEGAL

DELINQUENT MEMBERS: A resolution was made by John DiOrio and seconded by Linda Schnitzer to notify the members who repeatedly and without legal justification were delinquent in remitting their monthly financial obligations, that in accordance with the provisions of corporate **TERMINATION POLICY** as they were scheduled to meet with the Board twice within a twelve (12) month period, or refused or otherwise failed to attend the scheduled meeting, their files shall be turned over to Corporation legal counsel to serve a **NOTICE TO QUIT**. Furthermore, if **CAUSE** to complete the eviction process. Furthermore, all legal fees shall be charged to the member's account and the outstanding balance paid to avoid further action for any reason a member's check does not clear, or if they fail to comply within the prescribed time, corporation legal counsel shall immediately file a **VERIFIED COMPLAINT ORDER TO SHOW**

NEW BUSINESS

MEMBER SELECTION: A motion was made by John DiOrio seconded by William Reuter and carried to approve the following applications: Grandson application, 3-# 1082; Granddaughter application, 3-1081; Transfers #1401, #1402 and #1403 who do not need to be interviewed.

NON-OCCUPANTS: Member submitted a letter to the Manager regarding "a questionable non-occupancy situation". Member claims they have observed that the person who is the member at the address is not living in the unit. Member believes that the member's sister, sister's husband and child are living at the address for over a year. A motion was made by William Reuter seconded by Linda Schnitzer and carried to have legal counsel run a skip and trace on member.

UNANIMOUS BY ROLL CALL VOTE

WINFIELD SCHOOL PTO: Winfield School PTO submitted a letter requesting the use of the Community Center gymnasium and Room 4. PTO would like permission to use the gym and Room 4 for the Winfield School PTO Tricky Tray Fundraiser. PTO is requesting the use of the facilities from February 10th through February 13th, 2022. The PTO will adhere to social distancing protocols. Instead of patrons meeting at once, patrons will drop off tickets throughout scheduled times for prize baskets that will be set up in the gym and Room 4. A motion was made by John DiOrio seconded by Jonathan Hassinger and carried that caveat that the PTO follow the state shut-down protocols and change with state and county regulations accordingly. School PTO must pay for clean-up.

UNANIMOUS BY ROLL CALL VOTE

MOTION 11/16/21 MEMBERSHIP MEETING: Member submitted a letter as a follow up to the motions they made at the November 16, 2021 Membership Meeting. Member's motion was to update and remove any verbiage which revoked the voting rights of the membership. Member has included the verbiage that they feel the By-Laws should be changed to. Please review member's letter included in this month's packet. As Mr. Balch, Parliamentarian, explained at the meeting, any motions for changes made to the By-Laws requires the motions to be "submitted to the Secretary of the corporation, who shall deliver the proposals to all members not less than ten (10) days before the Regular or Special Meeting when the proposed amendment or amendments shall be voted upon, it being required that an exact copy of the proposed amendment or amendments be attached to or made part of the notice". A motion was made by John DiOrio seconded by Jonathan Hassinger and carried to turn matter over to legal counsel for proper response.

UNANIMOUS BY ROLL CALL VOTE

INCIDENT REPORT: Steve Green, Staff Representative, United Steelworkers, received an Incident Report regarding maintenance and the Fire Inspector. On Wednesday, December 1, 2021, Fire and Safety Inspector returned to inspect violations that he found during his inspection of 11/4/21. Inspector submitted a Fire Code Violation for the commercial space at LaRocca Law Office. Violations cited are for the front door to the LaRocca offices needed a self-closing device to be repaired. A carbon monoxide detector needed to be installed. A work order for the repairs was issued for maintenance to take care of. The work order was filled out by maintenance stating that the "door chaser was installed, needs to call commercial door repair company to check hinges, carbon monoxide was put in on 11/11/21. A motion was made by John DiOrio seconded by Jonathan Hassinger and carried to request a meeting with the Union representative for January 11, 2022 at 5:00 pm.

UNANIMOUS BY ROLL CALL VOTE

UNION NEGOTIATIONS: The manager received notification that the collective bargaining agreement (Maintenance Union Contract) expires February 28, 2022. The Union is requesting for the Corporation to set up dates and time for negotiations. Steve Green has also requested additional documents regarding salaries, pensions, medical insurance, boots and uniforms. A motion was made by Jonathan Hassinger seconded by William Reuter and carried to have attorney review in regards to Union copies being submitted to the Board.

MEMBERS PAYMENT: Payment from the State of New Jersey Rental Assistance Program was received on Friday, December 10, 2021 in the amount of \$11,435.00. Member has contacted WMHC legal counsel with a response to the Corporation's opposition to their Order to Show Cause. Member claims their response was forwarded to the appropriate parties of the Elizabeth courthouse for Judge Lindeman. To date the Manager is waiting to hear from legal counsel as to how to move forward with member's account. These additional checks state WMHC shall remove legal fees and late fees and have not received any other fund for additional monies. Manager will wait for legal opinion. A motion was made by John DiOrio seconded by Jonathan Hassinger and carried to accept the State of New Jersey Rental Assistant payment only.

TOWNSHIP OF WINFIELD: Melanie Slowik, Municipal Clerk, sent an invite to the Manager and the Board to attend the 2022 Reorganization Meeting scheduled for January 3, 2022. John DiOrio, William Reuter, Jonathan Hassinger and Linda Schnitzer will attend the swearing in.

INFORMATIONAL

BATHROOM WORK ORDER: Pictures included in packets are of the bathroom floor at said dwelling. On Friday, December 10, 2021 a work order was requested to have member's new toilet installed. Maintenance was installing the toilet and told the member that the floor under the toilet was rotted. The new toilet was installed on old floor. According to maintenance the problem with the toilet has been going on for years and that they (maintenance) schedule floors in the spring. Maintenance told Member that they would have to wait until spring for a new floor to be installed

COUNTY ROAD LEAF PICKUP: Union County DPW has scheduled Winfield for leaf collection on November 21, 2021 and December 23, 2021. Leaves will be picked up by WMHC maintenance on the weeks between scheduled Union County pickups. County has clarified they always pick up every year according to their schedule for those two dates.

Motion to adjourn was made by Jonathan Hassinger seconded by John DiOrio and carried

Meeting adjourned 8:35 PM.

William Reuter, Secretary