

ACCOMACK-NORTHAMPTON REGIONAL HOUSING AUTHORITY

MINUTES OF THE

April 13, 2026

Special Meeting

2:00 p.m.

The Enterprise Building

Accomack, Virginia

DIRECTORS PRESENT:

Matt Spuck

Mike Mason

Patty White

Northampton County

Accomack County

Accomack County

DIRECTORS ABSENT:

Ernest H. Washington

Vincent Holt

Northampton County

Section 8 Representative

OTHERS PRESENT:

Elaine Meil

Eric Horito

Russ Williams

Sandy Taylor

Faith Lewis

1. Call to Order

Chairman White called the meeting to order at 2:00 p.m.

2. Property Management

East Coast Property Management has submitted letters dated April 1, 2026, terminating property management service to Sunnyside Apartments, Virginia Street Apartments and William Hughes Apartments on April 30, 2026. The Eastern Shore of Virginia Housing Alliance also received letters of termination for Bailey Road Apartments and Pine Street Apartments.

- The RFI was published on eVA (Virginia's procurement system) and printed in the newspaper. 20 Property Management firms listed as certified and working for Virginia Housing with property management operations in Hampton Roads or the Eastern Shore have been directly contacted to share the RFI for property management of the complexes
- 4 have indicated some level of interest.
- A meeting for East Coast local staff is being arranged for 11:00am Monday, April 13, 2026. They are interested in continuing working.

- Once information is received, a selection committee is being planned for an onsite tour of finalists property management companies.

Director Mason made the motion to authorize the Executive Director to execute temporary employment contracts to retain the current Eastern Shore local staff. It was seconded by Director Spuck, the motion was carried by unanimous vote.

Virginia Street Apartments, currently 11 units, is the smallest property. While the units are currently part of the RFI process, it may be necessary to sell these units. Sunnyside Apartments was also originally constructed as single family units and could be offered for sale. Discussion is requested.

Director Spuck made the motion to authorize an offer for sale, individually or collectively, on the Virginia Street Apartments. It was seconded by Director Mason, the motion was carried by unanimous vote.

- **Virginia Street**

As of March 12, 2026 Virginia Street has three vacancies for the newly built duplex and renovated single-family home. Several late, one may be pending court action.

- **William Hughes Apartments**

As of March 12, 2026, William Hughes Apartments has one vacancy. Three tenants are late.

- **Sunnyside Village**

As of March 12, 2026, Sunnyside Village has one vacancy. Two late. Possible court action pending for one.

Director Mason made the motion to authorize setting up the checking and savings accounts for William Hughes, Sunnyside Village, and Virginia Street. It was seconded by Director Spuck, the motion was carried by unanimous vote.

3. Other Matters

Russ Williams presented to the Committee the PHA Annual Plan. There were no changes to the Plan.

Director Spuck made the motion to approve the PHA Annual Plan. It was seconded by Director White, the motion was carried by unanimous vote.

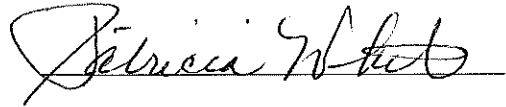
4. Public Participation

No public participation at this time.

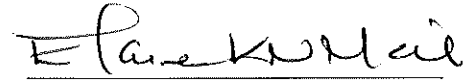
5. Next Meeting is scheduled for May 27, 2026

6. Adjournment

Director Mason made the motion to adjourn at 2:23 p.m. It was seconded by Director Spuck, the motion was carried by unanimous vote.



Patricia White, Chairman



Elaine K. N. Meil, Secretary/Treasurer