

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

May 9, 2012, 2012

Meeting called to order at 4:00 P.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement.

PRESENT:

Peter Colao, Chairman  
Sam Carafa, Vice Chairman  
Sal Spoto, Commissioner  
Janet Merrill, Commissioner  
Ralph Calabrese, Commissioner  
Harry Guttilla, Commissioner  
Lynn De Lucia, Commissioner

ABSENT

ALSO PRESENT

Joseph Capano, Executive Director  
James Santasiero, Assistant Executive Director  
Paul Marino, Attorney  
William Katchen CPA, Accountant  
Arnold Mazzone, Maintenance Supervisor  
Linda Phillips Perez, Senior Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the April 11, 2012 regular meeting. Motion to approve the minutes of the April 11, 2012 regular meeting made by Commissioner Carafa, seconded by Commissioner Guttilla. Vote of the board was ayes, seven – nays, none.

- HA Expansion– Update and rock removal
- PHAS Score – Adjusted Score
- Maintenance – Sewer Proposals
- Senior Activity Center – Funding
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao had no formal report.

**Finance Committee** – Commissioner Calabrese would like to have a Finance Committee meeting once more information is available on funding allocations for Senior activity Center.

**Buildings and Grounds Committee** –Joseph Capano, Executive Director, and Arnold Mazzone, Maintenance Supervisor, gave an update of the ongoing capital improvement and maintenance projects at the Housing Authority.

**Personnel Committee** – None.

**Activity Center Report** – Linda Philips Perez, Senior Coordinator, gave the Board an update on current events and future events. She indicated that many special trips are planned for spring/summer with Senior Transport Bus.

**Old Business** – None.

**New Business** – None

**Resolution No.27- 2012:** (Submission of SEMAP to HUD) Motion made by Commissioner Merrill seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

**Resolution No.28- 2012:** (Submission of PHAS to HUD) Motion made by Commissioner Calabrese, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

**Resolution No.29- 2012:** (Award of Monthly Exterminator Contract) Motion made by Commissioner Colao, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

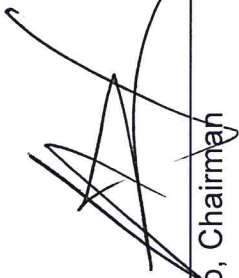
**Resolution No.30- 2012:** (Award of Automatic Door Maintenance Contract) Motion made by Commissioner Spoto, seconded by Commissioner Merrill. Vote of the board was ayes, seven– nays, none.

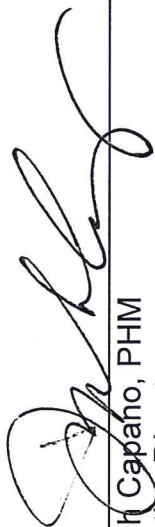
**Resolution No.31- 2012:** (May 2012 Bills) Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

**Commissioners' Comments** – None.

The Chairman opened the meeting to the public, there being no public present the public portion was closed.

Motion made to adjourn by Commissioner Carafa, seconded by Commissioner Spoto.  
Vote of the board was ayes, seven - nays, none.

  
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Peter Colao, Chairman

  
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Joseph Capano, PHM  
Executive Director



I hereby certify the above is a true copy of the minutes of the May 9, 2012 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner Colao			✓			
Commissioner Carafa	✓		✓			
Commissioner Spoto			✓			
Commissioner Merrill		✓	✓			
Commissioner Calabrese			✓			
Commissioner Gutilla			✓			
Commissioner <i>De Nig</i>			✓			