

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

November 9, 2011

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
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Lynn De Lucia, Commissioner
ABSENT
Janet Merrill, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director
Frank Merchand, Director of Operations
Bill Katchen, Accountant
Paul Marino, Attorney
Arnold Mazzone, Maintenance Supervisor
Linda-Phillips-Perez, Senior Activity Center Coordinator



Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the October 12, 2011 regular meeting. Motion to approve the minutes of the October 12, 2011 regular meeting made by Commissioner Spoto, seconded by Commissioner Carafa. Vote of the board was ayes, six – nays, none.

- HA Expansion – Update. Motion Amending LAN Associates contract made by Commissioner Carafa, seconded by Commissioner Calabrese. Vote of the board was ayes, six – nays, none.
- Bergen County Community Development – Shared Services Agreement.
- Audit- FY Ending 3/31/2011.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C



Chairman's Report- Chairman Colao indicated, as per LAN Associates cost estimate, going conventional construction should be able to bring the project within budget. Chairman had no further comments.

Finance Committee – No report.

Buildings and Grounds Committee – Joseph Capano, Executive Director, and Arnold Mazzone, Maintenance Supervisor, gave an update of the ongoing capital improvement projects at the Housing Authority. Joseph Capano indicated that the Camera and Roof projects have been completed.

Personnel Committee – No Report.

Activity Center Report – Linda Phillips-Perez, Senior Coordinator, gave the Board an update on current events and events that will be held in future. Linda Phillips-Perez indicated to Board that they have begun to solicit donations for holiday party.

Old Business – None.

New Business – None.

Resolution No.62- 2011: (Audit FYE3/31/2011) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, six– nays, none.

Resolution No.63- 2011: (BCCD Shared Service Agreement) Motion made by Commissioner Spoto, seconded by Commissioner Carafa. Vote of the board was ayes, six– nays, none.

Resolution No.64- 2011: (Partial Payment #2 to Minhas Construction) Motion made by Commissioner Calabrese, seconded by Commissioner Spoto. Vote of the board was ayes, six– nays, none.

Resolution No.65- 2011: (Award of A/E Contract Hot Water Boiler Replacement 500 Building) Motion made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, six– nays, none.

Resolution No.66- 2011: (Approval for Travel to PHADA Conference Commissioners Carafa & Spoto) Motion made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, six– nays, none.

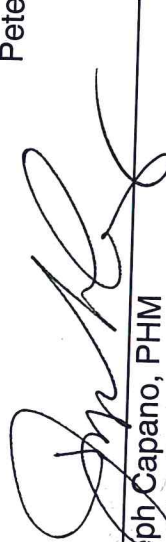
Resolution No.67- 2011: (Approval for Travel to NAHRO Conference Commissioner Carafa.) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, six– nays, none.

Resolution No.68- 2011: (November 2011 Bills) Motion made by Commissioner Carafa, seconded by Commissioner Spoto. Vote of the board was ayes, six– 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 Spoto, seconded by Commissioner Carafa.
Vote of the board was ayes, six - nays, none.



Joseph Capano, PHM
Executive Director



Peter Cojao, Chairman

I hereby certify the above is a true copy of the minutes of the November 9, 2011 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner Cojao			✓			
Commissioner Carafa					✓	
Commissioner Spoto	✓					
Commissioner Merrill			✓			
Commissioner Calabrese			✓			
Commissioner Gutilla		✓				
Commissioner Carafa			✓			