

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

February 7, 2017

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
Sal Spoto, Commissioner
Ralph Calabrese, Commissioner
Lynn De Lucia, Commissioner
Harry Guttilla, Commissioner

ABSENT

Sam Carafa, Vice Chairman
Janet Merrill, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Paul Marino, CPHA Attorney
William Katchen, CPA

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the January 10, 2017 regular meeting. Motion to approve the minutes of the January 10, 2017 regular meeting made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, four – nays, none – abstain, one.

- Fire at Riverview Towers 12th floor – Update.
- Amending the EHA & CPHA Interlocal Agreement – Discussion.
- 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 – Bill Katchen, Accountant, was here to work on RAD closing documents and operating subsidy reports.

Buildings and Grounds Committee –Joseph Capano, Executive Director, gave an update ongoing maintenance related projects. Various apartments are being turned over for February. Work on 12th floor of Riverview Towers due to fire is moving along.

Personnel Committee – Joseph Capano, Executive Director, informed the Board that employee evaluations were completed.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs.

Old Business – None.

New Business – None

Resolution No.5- 2017: (Award of Landscaping Proposal) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, five– nays, none.

Resolution No.6- 2017: (Award of Installation of floor tiles in vacated apartment on an as needed basis) Motion made by Commissioner Spoto seconded by Commissioner Calabrese. Vote of the board was ayes, five– nays, none.

Resolution No.7- 2017: (Emergency Work on 12th floor and apartment 12C at Riverview Towers due to fire on January 10, 2017) Motion made by Commissioner Colao seconded by Commissioner Guttilla. Vote of the board was ayes, five– nays, none.

Resolution No.8- 2017: (Addendum to the Interlocal Service Agreement between EHA and CPHA) Motion made by Commissioner Colao seconded by Commissioner Calabrese. Vote of the board was ayes, five– nays, none.

Resolution No.9 - 2017: (February Bills 2017) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, five– nays, none.

Commissioners' Comments – None.

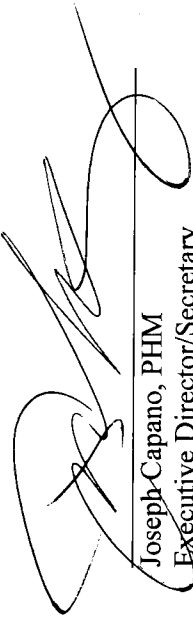
The Executive Director opened the meeting to the public, no comments from public, the public portion was closed.

Motion made to adjourn by Commissioner Calabrese seconded by Commissioner Guttilla. Vote of the board was ayes, five - nays, none.

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Peter Colao	X			
Simone Carafa				X
Salvatore Spoto	X			
Janet Merrill			X	
Ralph Calabrese	X			
Harry Guttilla	X			
Lynn DeLucia				X

CERTIFICATION

I, the undersigned Executive Director and Secretary of the Cliffside Park Housing Authority of the Borough of Cliffside Park, New Jersey, do hereby certify that meeting minutes of the Authority duly called and held on Tuesday, February 7, 2017, at which meeting a quorum was present and acting throughout, by a majority of the full membership of the Board of Commissioners. Such minutes have not been amended, modified, or repealed, and are in full force and effect as of the date hereof and is a true copy of meeting minutes.


Joseph Capano, PHM
Executive Director/Secretary