

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

June 6, 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
Sam Carafa, Vice Chairman
Sal Spoto, Commissioner
Janet Merrill, Commissioner
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Lynn De Lucia, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Paul Marino, CPHA Attorney
William Katchen, CPA
Linda Phillips Perez, Senior Coordinator
Michael Turek, Maintenance Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the May 2, 2017 regular meeting. Motion to approve the minutes of the May 2, 2017 regular meeting made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, five – nays, none – Abstain, two.

- Heating Boiler Bids Riverview Towers – Discussion.
- Election of Chairman and Vice Chairman – Nominations. Joseph Capano, Executive Director, asked for nominations for Chairman of the Housing Authority. Commissioner Guttilla made motion to nominate Commissioner Colao, second by Commissioner Spoto. Roll call was called and ayes, 7 – nays, none. No other nominations were made for Chairman of Housing Authority. Commissioner Colao was elected Chairman for a term of two years.

Joseph Capano, Executive Director, asked for nominations for Vice Chairman of the Housing Authority. Commissioner Guttilla made motion to nominate Commissioner Carafa, second by Chairman Colao. Roll call was called and ayes, 7 – nays, none. No other nominations were made for Vice Chairman of Housing Authority. Commissioner Carafa was elected Vice Chairman for a term of two years.

- 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 – William Katchen, CPA, gave Board a budget to actual for FYE 3/31/2017. Chairman Colao thanked the Housing Authority Staff for all their work in staying within our budget and having a surplus in these difficult times.

Buildings and Grounds Committee – Joseph Capano, Executive Director, and Mike Turek, Maintenance Coordinator, gave an update ongoing maintenance related projects. One apartment was turned over for month of June. Various maintenance and capital projects are ongoing.

Personnel Committee – None.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs. Senior Summer Barbeque will be held June 23, 2017.

Old Business – None.

New Business – None

Resolution No.24- 2017: (Award of Accounting Services Contract) Motion made by Commissioner DeLucia seconded by Commissioner Merrill. Vote of the board was ayes, Seven– nays, none.

Resolution No.25- 2017: (Award of Preventive Sewer Maintenance Contract) Motion made by Commissioner Spoto seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Resolution No.26- 2017: (Endorsing National Flood Insurance Program) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

Resolution No.27- 2017: (Award of Heating Boiler Replacement Bid at Riverview Towers) Motion made by Commissioner Colao seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Resolution No.28 - 2017: (June Bills 2017) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Commissioners' Comments – None.

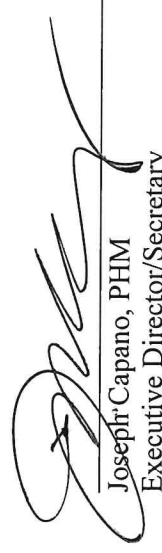
The Executive Director opened the meeting to the public. Resident, Louis Papaletti, thanked Board and Staff for all they do. Commented that Housing Authority and Senior Center is one of the best complex around. The public portion was closed.

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

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION			
BOARD MEMBER	AYE	NAY	ABSTAIN ABSENT
PETER COLAO	✓		
SIMONE CARAFA	✓		
SALVATORE SPOTO	✓		
JANET MERRILL	✓		
RALPH CALABRESE	✓		
HARRY GUTTILLA	✓		
LYNN DELUCIA	✓		

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, June 6, 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