

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

December 5, 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  
Harry Guttilla, Commissioner  
Lynn De Lucia, Commissioner

ABSENT

Janet Merrill, Commissioner  
Sam Carafa, Vice Chairman  
Ralph Calabrese, Commissioner

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the November 6, 2017 regular meeting. Motion to approve the minutes of the November 6, 2017 regular meeting made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, four – nays, none.

- Housing Authority Annual Plan - Discussion
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao would like that we put together the year in review and incorporate into meeting minutes for January 9, 2018 meeting. Joseph Capano, Executive Director, will make a presentation at January 9, 2018 meeting.

Finance Committee – None.

Buildings and Grounds Committee –Joseph Capano, Executive Director, gave an update on the ongoing maintenance related projects. Mike Turek, Maintenance Coordinator, gave Board an update on heating boiler project.

Personnel Committee – None.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs. Senior holiday party will be held on Friday, December, 8, 2017.

Old Business – None.

New Business – None

**Resolution No.50- 2017:** (2018 Commissioners Meeting Schedule) Motion made by Commissioner DeLucia seconded by Commissioner Spoto. Vote of the board was ayes, four– nays, none.

**Resolution No.51- 2017:** (Adopting the Housing Authority Annual Plan) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, four– nays, none.

**Resolution No.52- 2017:** (Participate in cooperative purchasing with State of NJ, ESCNJ, & County of Bergen) Motion made by Commissioner Spoto seconded by Commissioner Colao. Vote of the board was ayes, four– nays, none.

**Resolution No.53- 2017:** (Reappointment of NJPHA JIF Commissioner 2018) Motion made by Commissioner Colao seconded by Commissioner Spoto. Vote of the board was ayes, four– nays, none.

**Resolution No.54- 2017:** (Payment #4 to Liberty Mechanical) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, four– nays, none.

**Resolution No.55- 2017:** (CDBG 2017-2018 grant award contract (Activity Center)) Motion made by Commissioner Spoto seconded by Commissioner Colao. Vote of the board was ayes, four– nays, none.

**Resolution No.56 - 2017:** (December Bills 2017) Motion made by Commissioner Colao seconded by Commissioner Spoto. Vote of the board was ayes, four– nays, none.

**Commissioners' Comments** – None.

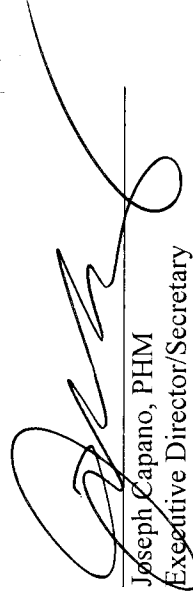
The Executive Director opened the meeting to the public. No comments. The public portion was closed.

Motion made to adjourn by Commissioner Colao seconded by Commissioner Spoto. Vote of the board was ayes, four - 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, December 5, 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