

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

May 1, 2018

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  
Ralph Calabrese, Commissioner  
Sal Spoto, Commissioner  
Harry Gutilla, Commissioner

ABSENT

Janet Merrill, Commissioner  
Sam Carafa, Vice Chairman  
Lynn De Lucia, 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 April 10, 2018 regular meeting. Motion to approve the minutes of the April 10, 2018 regular meeting made by Commissioner Gutilla, seconded by Commissioner Calabrese. Vote of the board was ayes, three – nays, none- abstain, one.

- Various Proposals – Discussion
- Fairview Senior Center - Inter-Local Agreement
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao had no report.

Finance Committee – Annual audit will take place at end of summer.

Buildings and Grounds Committee –Joseph Capano, Executive Director, gave an update on the ongoing maintenance related projects. 1 apartment will be turned over for June. Mike Turek, Maintenance Coordinator, gave an update on other maintenance related projects.

Personnel Committee – None.

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

Old Business – None.

New Business – None

**Resolution No.25- 2018:** (Submission of SEMAP to HUD) Motion made by Commissioner Colao seconded by Commissioner Guttilla. Vote of the board was ayes, four– nays, none.

**Resolution No.26- 2018:** (Award of Monthly Exterminator Contract) Motion made by Commissioner Colao seconded by Commissioner Calabrese. Vote of the board was ayes, four– nays, none.

**Resolution No.27- 2018:** (Award of Automatic Door Maintenance Contract) Motion made by Commissioner Spoto seconded by Commissioner Guttilla. Vote of the board was ayes, four– nays, none.

**Resolution No.28- 2018:** (Award of Video Surveillance Maintenance Contract) Motion made by Commissioner Spoto seconded by Commissioner Calabrese. Vote of the board was ayes, four– nays, none.

**Resolution No.29- 2018:** (Inter local Service Agreement CPHA & Borough of Fairview) Motion made by Commissioner Colao seconded by Commissioner Spoto. Vote of the board was ayes, four– nays, none.

**Resolution No.30- 2018:** (Approval for Travel to NJ NAHRO Conference) Motion made by Commissioner Spoto seconded by Commissioner Calabrese. Vote of the board was ayes, four– nays, none.

**Resolution No.31 - 2018:** (May Bills 2018) Motion made by Commissioner Calabrese 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 one from public commented the public portion was closed.

Motion made to adjourn by Commissioner Spoto seconded by Commissioner Guttilla. 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, May 1, 2018 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.

  
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Joseph Capano, PHM  
Executive Director/Secretary