

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

September 11, 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:

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

ABSENT

Peter Colao, Chairman

ALSO PRESENT

Joseph Capano, Executive Director  
James Santastiero, 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 July 10, 2018 regular meeting. Motion to approve the minutes of the July 10, 2018 regular meeting made by Commissioner Merrill, seconded by Commissioner Carafa. Vote of the board was ayes, five – nays, none- abstain, one.

- Stairwell Railing Replacement Project Riverview Towers – Update.
- Housing Authority Update - Discussion
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao was not present. Vice Chairman Carafa had no formal report.

Finance Committee – Auditors will be here September 17 thru September 20.

Buildings and Grounds Committee –Joseph Capano, Executive Director, gave an update on the ongoing maintenance related projects. 4 apartments are being turned over for October occupancy. Stairwell replacement at Riverview towers is 98% completed. We are in process of converting one apartment to ADA accessibility.

Personnel Committee – None.

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.44- 2018:** (Award of Website Maintenance Services) Motion made by Commissioner Merrill seconded by Commissioner Guttilla. Vote of the board was ayes, six– nays, none.

**Resolution No.45- 2018:** (Award of Fire Alarm Maintenance Services) Motion made by Commissioner Calabrese seconded by Commissioner Spoto. Vote of the board was ayes, six– nays, none.

**Resolution No.46- 2018:** (JIF Renewal 1/1/2019-12/31/2021) Motion made by Commissioner Calabrese seconded by Commissioner Spoto. Vote of the board was ayes, six– nays, none.

**Resolution No.47- 2018:** (August Bills 2018) Motion made by Commissioner Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, six– nays, none.

**Resolution No.48 - 2018:** (September Bills 2018) Motion made by Commissioner Spoto seconded by Commissioner Carafa. Vote of the board was ayes, six– nays, none.

**Commissioners' Comments** – None.

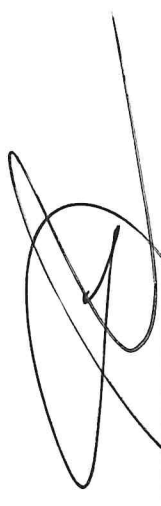
The Executive Director opened the meeting to the public. No one from public commented the public portion was closed.

Motion made to adjourn by Commissioner Merrill seconded by Commissioner DeLucia. Vote of the board was ayes, six - 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, September 11, 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