

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

September 10, 2014

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
Ralph Calabrese, Commissioner
Janet Merrill, Commissioner
Harry Guttilla, Commissioner
Lynn De Lucia, Commissioner

ABSENT

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the July 9, 2014 regular meeting. Motion to approve the minutes of the July 9, 2014 regular meeting made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, six – nays, none- abstain, one.

- FLAT Rents – Discussion.
- Parking Lot Phase I – Complete.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao spoke about the passing of Arnold Mazzone, Maintenance Supervisor. Chairman indicated that in near future a dedication plaque should be done in Arnold's honor. Chairman also commented on how great the complex and landscaping look.

Finance Committee – None.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects, parking lot upgrades phase I that was completed. No apartment turnover for month of August.

Personnel Committee – None.

Activity Center Report – Joseph Capano, Executive Director, gave the Board an update on current events and future events.

Old Business – None.

New Business – None.

Resolution No.33- 2014: (Award of Website Maintenance Services) Motion made by Commissioner Merrill seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

Resolution No.34- 2014: (Appointment of William Katchen, CPA as QPA) Motion made by Commissioner Spoto seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Resolution No.35- 2014: (Amending Flat Rent Policy (Public Housing) Motion made by Commissioner Guttilla seconded by Commissioner Merrill. Vote of the board was ayes, seven– nays, none.

Resolution No.36- 2014: (Increasing the bidding and competitive proposal thresholds) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

Resolution No.37- 2014: (Payment in Full to P&P Landscaping for Parking Lot Upgrades Phase I) Motion made by Commissioner Carafa seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

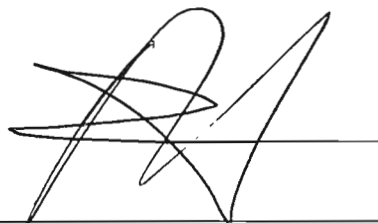
Resolution No.38- 2014: (August Bills 2014). Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

Resolution No.39- 2014: (September Bills 2014) Motion made by Commissioner Carafa, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

Commissioners' Comments –Commissioner Carafa asked how many dogs are in buildings. James Santasiero, Assistant Executive Director, indicated about dozen tenants have dogs. They all must comply with Housing Authority Pet Policy.

The Executive Director opened the meeting to the public, there being no public present the public portion was closed.

Motion made to adjourn by Commissioner Colao, seconded by Commissioner Spoto. Vote of the board was ayes, seven - nays, none.



Peter Colao, Chairman



Joseph Capano, PHM
Executive Director/Secretary

I hereby certify the above is a true copy of the minutes of the September 10, 2014 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner. Colao			✓			
Commissioner. Carata					✓	
Commissioner. Spoto	✓					
Commissioner. Merrill					✓	
Commissioner. Calabrese			✓			
Commissioner. Gutilla		✓				
Commissioner. DeLuca			✓			