

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

April 1, 2015

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 Guttilla, Commissioner  
Lynn De Lucia, Commissioner

ABSENT

Sam Carafa, Vice Chairman  
Janet Merrill, Commissioner

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the March 11, 2015 regular meeting. Motion to approve the minutes of the March 11, 2015 regular meeting made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, Four – nays, none, abstain-one.

- Professional Services – RFP Results
- 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 – None. Joseph Capano, Executive Director, indicated to Board that our new fiscal year starts today.

Buildings and Grounds Committee – Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects and preventive maintenance schedules. Maintenance men took a boiler class last week thru NJNAHRO.

Personnel Committee – James Santasiero, Assistant Executive Director, notified Board that Charlie Pang, Maintenance worker, has applied for retirement with an anticipated retirement in summer.

**Activity Center Report** – Linda Phillips Perez gave the Board an update on Senior Activity Center events and programs.

**Old Business** – None.

**New Business** – None.

**Resolution No.13- 2015:** (Award of Audit Contract) Motion made by Commissioner Spoto seconded by Commissioner Calabrese. Vote of the board was ayes, five– nays, none.

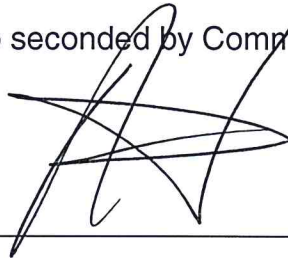
**Resolution No.14- 2015:** (Award of Legal Contract) Motion made by Commissioner De Lucia seconded by Commissioner Guttilla. Vote of the board was ayes, five– nays, none.

**Resolution No.15 - 2015:** (April Bills 2015) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, five– nays, none.

**Commissioners' Comments** – None.

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 Guttilla. Vote of the board was ayes, five - 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 April 1, 2015 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner: Colao			✓			
Commissioner: Carafa					•	✓
Commissioner: Spoto		✓				
Commissioner: Merrill					✓	
Commissioner: Calabrese					✓	
Commissioner: Guttilla	✓					
Commissioner: De Lucia			✓			