

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

July 13, 2011

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  
Harry Guttilla, Commissioner

ABSENT

Janet Merrill, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director  
James Santasiero, Assistant Executive Director  
Bill Katchen, Accountant  
Paul Marino, Attorney  
Arnold Mazzone, Maintenance Supervisor

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the June 8, 2011 regular meeting. Motion to approve the minutes of the June 8, 2011 regular meeting made by Commissioner Carafa, seconded by Commissioner Guttilla. Vote of the board was ayes, five – nays, none.

- **HA Expansion** – Rejection of Bids & Evaluate Project.
- **Brick Evaluation & Repointing** – 500 Building East Side.
- **2011 CDBG Grant** – Award.
- **Vacant Apartments** – See attachment A
- **Section Eight** – See attachment B
- **Investments** – See attachment C

**Chairman's Report-** Chairman Colao indicated that Housing Authority Expansion Plan bids came in again above cost estimate. He mentioned that we will be evaluating the plans and seeking other modular companies to bid the project. We will consult with LAN Associates, Architect, on why only one modular company was the lead modular outfit for all bidders. Chairman indicated that in August the Board doesn't meet but August bills will be paid with Finance Committee reviewing the bills. The August bills will be formally adopted at September's Commissioners meeting. Recapturing of operating reserves was discussed.

**Finance Committee** – Ralph Calabrese, Commissioner, mentioned that he had reviewed the maintenance supply bills that were on July bill list.

**Buildings and Grounds Committee** –Joseph Capano, Executive Director, and Arnold Mazzone, Maintenance Supervisor, gave an update of the ongoing capital improvement projects at the Housing Authority. Joseph Capano, Executive Director, briefed board on REAC inspection that took place on July 11, 2011.

**Personnel Committee** – No Report.

**Activity Center Report** – Joseph Capano, Executive Director, gave the Board an update on current events and events that will be held in future. An invitation to Senior Art show was passed out to all Commissioners.

**Old Business** – None.

**New Business** – None.

**Resolution No.36- 2011:** (Award of Boiler & Heating Maintenance Contract) Motion made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, five– nays, none.

**Resolution No.37- 2011:** (Award of Monthly Floor Cleaning Service Contract) Motion made by Commissioner Carafa, seconded by Commissioner Spoto. Vote of the board was ayes, five– nays, none.

**Resolution No.38- 2011:** (Award of Installation of Floor tiles in Vacated Apt) Motion made by Commissioner Calabrese, seconded by Commissioner Carafa. Vote of the board was ayes, five– nays, none.

**Resolution No.39- 2011:** (Award of Computer Maintenance Service Contract) Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, five– nays, none.

**Resolution No.40- 2011:** (Award of Electrical Maintenance Service Contract) Motion made by Commissioner Calabrese, seconded by Commissioner Spoto. Vote of the board was ayes, five– nays, none.

**Resolution No.41- 2011:** (Award of Plumbing Maintenance Service Contract) Motion made by Commissioner Colao, seconded by Commissioner Carafa. Vote of the board was ayes, five– nays, none.

**Resolution No.42- 2011:** (Close out of 2008 Capital Fund Program) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, five– nays, none.

**Resolution No.43- 2011:** (Rejection of Bids & Re-Evaluate HA Expansion Plan) Motion made by Commissioner Spoto, seconded by Commissioner Calabrese. Vote of the board was ayes, five– nays, none.

**Resolution No.44- 2011:** (Partial Payment #1 to Safeway Contracting, Inc.) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, five– nays, none.


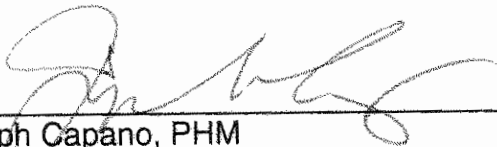
**Resolution No.45- 2011:** (Award of Brick Evaluation & Repointing 500 Building) Motion made by Commissioner Calabrese, seconded by Commissioner Carafa. Vote of the board was ayes, five– nays, none.

**Resolution No.46- 2011:** (July 2011 Bills) Motion made by Commissioner Spoto, seconded by Commissioner Carafa. Vote of the board was ayes, six- nays, none.

**Commissioners' Comments** - None

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

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

  
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Peter Colao, Chairman  
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Joseph Capano, PHM  
Executive Director

I hereby certify the above is a true copy of the minutes of the July 13, 2011 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner Colao			✓			
Commissioner Carafa	✓					
Commissioner Spoto			✓			
Commissioner Menni			✓			
Commissioner Calabrese			✓			
Commissioner Guffa		✓				
Commissioner <i>DeLuca</i>						✓