

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

June 8, 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
Janet Merrill, Commissioner
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner

ABSENT

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Bill Katchen, Accountant
Paul Marino, Attorney
Arnold Mazzone, Maintenance Supervisor
Linda Phillips-Perez, Senior Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the May 11, 2011 regular meeting. Motion to approve the minutes of the May 11, 2011 regular meeting made by Commissioner Merrill, seconded by Commissioner Guttilla. Vote of the board was ayes, five – nays, none, abstain, one.

- FYE Ending 3/31/2011 – Budget to Actual.
- PHAS Submission – Approval of PHAS Submission FYE 3/31/2011.
- Activity Center Budget – Update.
- HA Expansion – Rejection of Bids.

- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao indicated that it was disappointing that the bids for Housing Authority Expansion project came in above cost estimate. He indicated that as previously discussed in Executive Directors report we will reject the bids and go out again to bid. Once in receipt of the re-bids we will discuss what action to take.

Finance Committee – Ralph Calabrese, Commissioner, indicated that the Finance Committee meet earlier today with Bill Katchen, HA Accountant, to discuss the budget to actual for FY Ending 3/31/2011.

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.

Personnel Committee – Joseph Capano, Executive Director, indicated that summer help has begun. He has discussed all summer appointments with Janet Merrill, Commissioner and Chair of Personnel Committee.

Activity Center Report – Linda Phillips-Perez gave the Board an update on current events and events that will be held in future. She invited all Commissioners to annual senior barbeque June 23, 2011.

Old Business – None.

New Business – None.

Resolution No.30- 2011: (Submission of PHAS to HUD) Motion made by Commissioner Merrill, seconded by Commissioner Carafa. Vote of the board was ayes, six– nays, none.

Resolution No.31- 2011: (Award of Accounting Services). Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, six– nays, none.

Resolution No.32- 2011: (Partial Payment #2 to Open System Integrators, Inc.) Motion made by Commissioner Calabrese, seconded by Commissioner Carafa. Vote of the board was ayes, six– nays, none.

Resolution No.33- 2011: (Rejection and Rebid HA Expansion Plan) Motion made by Commissioner Calabrese, seconded by Commissioner Colao. Vote of the board was ayes, six– nays, none.

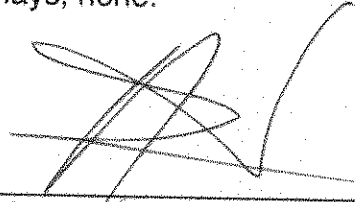
Resolution No.34- 2011: (Payment to Harvey's Appliance for Refrigerator Replacement 500/550 building) Motion made by Commissioner Calabrese, seconded by Commissioner Spoto. Vote of the board was ayes, six– nays, none.

Resolution No.35- 2011: (June 2011 Bills) Motion made by Commissioner Carafa, seconded by Commissioner Calabrese. Vote of the board was ayes, six– nays, none.

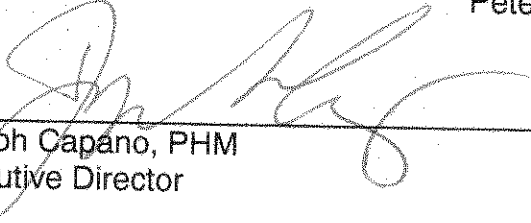
Commissioners' Comments - None

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

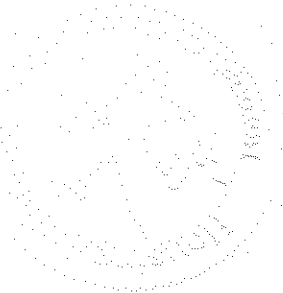
Motion made to adjourn by Commissioner Merrill, seconded by Commissioner Calabrese. Vote of the board was ayes, six - nays, none.



Peter Colao, Chairman



Joseph Capano, PHM
Executive Director



I hereby certify the above is a true copy of the minutes of the June 8, 2011 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner Colao			✓			
Commissioner Canale	✓		✓			
Commissioner Spots			✓			
Commissioner Merrill					✓	
Commissioner Calabrese			✓			
Commissioner Gutilla		✓	✓			
Commissioner:						