

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

March 14, 2012

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

ABSENT

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the February 8, 2012 regular meeting. Motion to approve the minutes of the February 8, 2012 regular meeting made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, seven – nays, none.

- HA Expansion– Update.
- PHAS Score – Appeal.
- Budget FY 4/2012 – Employee COL increase at 2% effective 4/1/2012. Motion giving the Housing Authority Employees a COL increase made by Commissioner Calabrese, seconded by Commissioner DeLucia. Vote of the Board was ayes, seven – nays, none
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao indicated if there was any State statute in place to enforce bidders to disclose if they were removed from a public job due to poor performance. Paul Marino, Housing Authority Attorney, responded that the State of NJ procurement policies have a list of disbarred contractors. It's also the responsibility of the architect or consultant that is hired to oversee the project to investigate contractors past performance.

Finance Committee – Met today to discuss the COL increase for Housing Authority Employees.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Arnold Mazzone, Maintenance Supervisor, gave an update of the ongoing capital improvement and maintenance projects at the Housing Authority. Joseph Capano, Executive Director, spoke about the hot water boiler replacement bids at the 500 building and the masonry repair bids at the 550 building with the Board.

Personnel Committee – None.

Activity Center Report – Linda Philips Perez, Senior Coordinator, gave the Board an update on current events and events that will be held in future. Linda Philips Perez, Senior Coordinator, invited everyone to the Volunteer Luncheon that will be held in April.

Old Business – None.

New Business – None.

Resolution No.14- 2012: (Payment #1 to Fine Wall Corporation) Motion made by Commissioner Guttilla seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Resolution No.15- 2012: (Write off of uncollected rents FY ending 3/31/12) Motion made by Commissioner Merrill, seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

Resolution No.16- 2012: (Award of Electric Supply/Service Contract) Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

Resolution No.17- 2012: (Award of Masonry Repairs at 550 Building) Motion made by Commissioner Carafa, seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

Resolution No.18- 2012: (Award of Hot Water Boiler Replacement at 500 Building) Motion made by Commissioner Merrill, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.19- 2012: (March 2012 Bills) Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

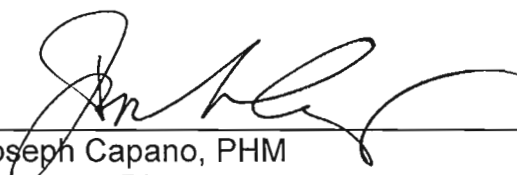
Commissioners' Comments – None.

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

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



Peter Colao, Chairman



Joseph Capano, PHM
Executive Director

I hereby certify the above is a true copy of the minutes of the March 14, 2012 regular meeting.

| | Moved | Second | Ayes | Nays | Absent | Abstain |
|----------------------------|-------|--------|------|------|--------|---------|
| Commissioner Colao | | | ✓ | | | |
| Commissioner Carafa | | ✓ | | | | |
| Commissioner Spoto | ✓ | | | | | |
| Commissioner Merrill | | | | | ✓ | |
| Commissioner Calabrese | | | ✓ | | | |
| Commissioner Gutilla | | | ✓ | | | |
| Commissioner <i>DeLuca</i> | | | ✓ | | | |