

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

May 11, 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
Janet Merrill, Commissioner
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner

ABSENT

Sal Spoto, Commissioner

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
Bernie Fontana, Council Liaison

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the April 13, 2011 regular meeting. Motion to approve the minutes of the April 13, 2011 regular meeting made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, five – nays, none.

- Trino Associates – Final Payment.
- CPHA Organization Chart – Discussion.
- Truck Bid – Results.
- Write Off – Uncollected Rents FY Ending 3/31/2011
- New Hire – Motion to hire Maria Scala as Section Eight Coordinator made by Commissioner Calabrese, seconded by Chairman Colao. Vote of the board was ayes, five – nays, none.
- 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 – Joseph Capano, Executive Director, and Ralph Calabrese, Commissioner, explained the potential operating reserve re-capturing of funds.

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 personnel committee met to discuss Section Eight Coordinator position and organization chart.

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

At this time Commissioner Merrill excused herself to attend another meeting.

Old Business – None.

New Business – None.

Resolution No.20- 2011: (Submission of SEMAP) Motion made by Commissioner Carafa, seconded by Commissioner Calabrese. Vote of the board was ayes, four– nays, none.

Resolution No.21- 2011: (Award of Sewer Contract). Motion made by Commissioner Guttilla, seconded by Commissioner Carfa. Vote of the board was ayes, four– nays, none.

Resolution No.22- 2011: (Award of Monthly Exterminator Contract) Motion made by Commissioner Calabrese, seconded by Commissioner Guttilla. Vote of the board was ayes, four– nays, none.

Resolution No.23- 2011: (Award of Automatic Doors Maintenance Contract) Motion made by Commissioner Carafa, seconded by Commissioner Calabrese. Vote of the board was ayes, four– nays, none.

Resolution No.24- 2011: (Award of Truck Bid) Motion made by Commissioner Guttilla, seconded by Commissioner Carfa. Vote of the board was ayes, four– nays, none.

Resolution No.25- 2011: (Partial Payment #1 to Open System Integrators, Inc.) Motion made by Commissioner Calabrese, seconded by Commissioner Carafa. Vote of the board was ayes, four– nays, none.

Resolution No.26- 2011: (Write off of uncollected rent FY ending March 31, 2011) Motion made by Commissioner Guttilla, seconded by Commissioner Carfa. Vote of the board was ayes, four– nays, none.

Resolution No.27- 2011: (Approval of CPHA Organizational Chart) Motion made by Commissioner Calabrese, seconded by Commissioner Carfa. Vote of the board was ayes, four– nays, none.

Resolution No.28- 2011: (Final Payment to R&R Scaffolding, Ltd & Elite Custom Railing Inc.) Motion made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, four– nays, none.

Resolution No.29- 2011: (May 2011 Bills) Motion made by Commissioner Calabrese, seconded by Commissioner Carfa. Vote of the board was ayes, four– nays, none.

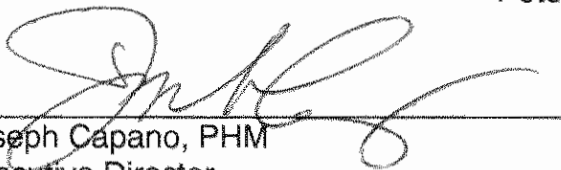
Commissioners' Comments - None

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

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



Peter Colao, Chairman



Joseph Capano, PHM
Executive Director

I hereby certify the above is a true copy of the minutes of the May 11, 2011 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner Colao			✓			
Commissioner Carafa			✓			
Commissioner Spolo					✓	
Commissioner Merrill	✓		✓			
Commissioner Calabrese			✓			
Commissioner Guttilla		✓	✓			
Commissioner						