

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

September 12, 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
Sal Spoto, Commissioner
Janet Merrill, Commissioner
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Lynn De Lucia, Commissioner

ABSENT

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the July 11, 2012 regular meeting. Motion to approve the minutes of the July 11, 2012 regular meeting made by Commissioner Spoto, seconded by Commissioner Carafa. Vote of the board was ayes, seven – nays, none.

- Bed Bug Cases – Report.
- Audit – FYE 3/31/12
- Emergency Repair - Discussion.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao thanked maintenance team and staff for all their efforts with the emergency repair at 500 building. Chairman welcomed Peter Manouvelos, Architect LAN Associates. Mr. Manouvelos is lead architect for Housing Authority expansion project. Mr. Manouvelos gave Board an update of the project and discussed 2 change orders.

Finance Committee – No report.

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. There was a discussion on remediation process of water infiltration in K line apartments at 500 building.

Personnel Committee – No report.

Activity Center Report – Linda Philips Perez, Senior Coordinator, gave the Board an update on current events and future events. She invited everyone to the September 20 block party at Senior Activity Center.

Old Business – None

New Business – Rita Rahvar leave of absence

Resolution No.56- 2012: (Payment #5 to Fine Wall Corporation) Motion made by Commissioner Guttilla seconded by Commissioner Merrill. Vote of the board was ayes, seven– nays, none.

Resolution No.57- 2012: (Fine Wall Corporation Change Order #1) Motion made by Commissioner Carafa, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.58- 2012: (Award of Website Maintenance Services) Motion made by Commissioner Merrill, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.59- 2012: (Payment #2 to Michael J. Malpere Co.) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.60- 2012: (Approving leave of absence for Rita Rahvar, Case Worker) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Resolution No.61- 2012: (Payment #6 to Fine Wall Corporation) Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

Resolution No.62- 2012: (Approving an Emergency Repair) Motion made by Commissioner Carafa, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

Resolution No.63- 2012: (CDBG 2012 Grant award contract (Activity Center)) Motion made by Commissioner Merrill, seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

Resolution No.64- 2012: (Payment #3 to Michael J. Malpere Co.) Motion made by Commissioner Carafa, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.65- 2012: (Fine Wall Corporation Change order #2) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Resolution No.66- 2012: (August Bills 2012) Motion made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.67- 2012: (September Bills 2012) Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

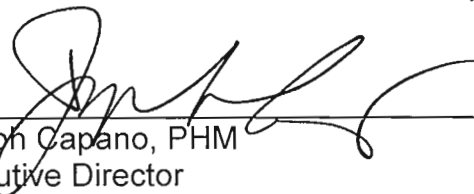
Commissioners' Comments – None.

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

Motion made to adjourn by Commissioner Carafa, seconded by Commissioner Guttilla. 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 September 12, 2012 regular meeting.

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner: Colao			✓			
Commissioner: Carafa		✓				
Commissioner: Spoto			✓		✓	
Commissioner: Merrill			✓			
Commissioner: Calabrese	✓					
Commissioner: Guttilla					✓	
Commissioner: <i>Beldan</i>			✓			