

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

February 10, 2016

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:

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

ABSENT

Peter Colao, Chairman
Sam Carafa, Vice Chairman
Janet Merrill, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Michael Turek, Maintenance Coordinator
Paul Marino, Attorney
Bill Katchen, Accountant

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the January 13, 2016 regular meeting. Motion to approve the minutes of the January 13, 2016 regular meeting made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, four – nays, none.

- Adding New Language Personnel Policy – Discussion.
- Adopting 4/1/2016 to 3/31/2017 Budget – Discussion.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao was not present.

Finance Committee – Bill Katchen, Accountant has informed the Board that the budget was approved by State.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects. Joseph Capano, Executive Director, indicated that maintenance team did great job with snow storm.

Personnel Committee – Discussed adding new language to Personnel Policy.

Activity Center Report – Joseph Capano, Executive Director, gave the Board an update on Senior Activity Center events and programs.

Old Business – None.

New Business – None

Resolution No.5- 2016: (Award of Landscaping Proposal) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was ayes, four– nays, none.

Resolution No.6- 2016: (Award of Installation of Floor Tiles in Vacant Apartments on an as needed basis) Motion made by Commissioner Spoto seconded by Commissioner DeLucia. Vote of the board was ayes, four– nays, none.

Resolution No.7- 2016: (Adding new language to Personnel Policy) Motion made by Commissioner DeLucia seconded by Commissioner Calabrese. Vote of the board was four ayes, none– nays, none.

Resolution No.8- 2016: (Adopting Annual Budget FY 4/1/2016 to 3/31/2017) Motion made by Commissioner Calabrese seconded by Commissioner Spoto. Vote of the board was four ayes, none– nays, none.

Resolution No.9 - 2016: (February Bills 2016) Motion made by Commissioner Guttilla, seconded by Commissioner DeLucia. Vote of the board was ayes, four– nays, none.

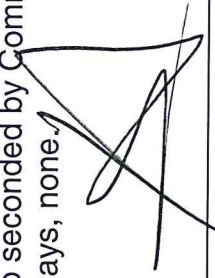
Commissioners' Comments – None.

The Executive Director 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 Calabrese. Vote of the board was ayes, four - nays, none.



Joseph Capano, PHM
Executive Director/Secretary



Peter Colao, Chairman

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner: Coblu						✓
Commissioner: Carala					✓	
Commissioner: Spoto		✓				
Commissioner: Merrill						
Commissioner: Calabrese			✓			✓
Commissioner: Guttilla	✓					
Commissioner: DeLucia			✓			

I hereby certify the above is a true copy of the minutes of the February 10, 2016 regular meeting.