

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

January 13, 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:

Sam Carafa, Vice Chairman
Sal Spoto, Commissioner
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Lynn De Lucia, Commissioner

ABSENT

Peter Colao, Chairman
Janet Merrill, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Michael Turek, Maintenance Coordinator
Linda Phillips Perez, Senior 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 December 9, 2015 regular meeting. Motion to approve the minutes of the December 9, 2015 regular meeting made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, four – nays, none, one- abstain.

- Budget Introduction - FY April 1, 2016 – March 31, 2017.
- Kitchen Worker/Senior Transport Driver – Discussion. Motion to hire Justine Romano made by Commissioner Carafa, seconded by, Commissioner Guttilla. 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 was not present and Vice Chairman Carafa had no report.

Finance Committee – Bill Katchen, Accountant was here to discuss 4/1/2016 proposed budget.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects and ongoing capital improvement projects. Lobby Upgrade project at 500 building has been completed. Lobby looks great.

Personnel Committee – Met to discuss the Kitchen/Senior Transport Driver position.

Activity Center Report – Linda Phillips Perez gave the Board an update on Senior Activity Center events and programs. Joseph Capano, Executive Director, indicated that 2015 was a great year for Senior Center. Many more people attended center and many new programs and events were added.

Old Business – None.

New Business – None

Resolution No.1- 2016: (4/1/2016 to 3/31/2017 NJ State Annual Budget) Motion made by Commissioner Guttilla seconded by Commissioner DeLucia. Vote of the board was ayes, five– nays, none.

Resolution No.2- 2016: (4/1/2016 to 3/31/2017 HUD Annual Budget) Motion made by Commissioner Carafa seconded by Commissioner Calabrese. Vote of the board was ayes, five– nays, none.

Resolution No.3- 2016: (Final Payment to MD Remodeling) Motion made by Commissioner Spoto seconded by Commissioner Carafa. Vote of the board was five ayes, none– nays, none.

Resolution No.4 - 2016: (January Bills 2016) Motion made by Commissioner Guttilla, seconded by Commissioner DeLucia. Vote of the board was ayes, five– nays, none.

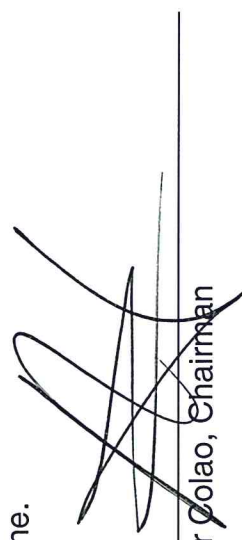
Commissioners' Comments – None.

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 Carafa seconded by Commissioner Spoto. Vote of the board was ayes, five - nays, none.



Joseph Capano, PHM
Executive Director/Secretary



Peter Colao, Chairman

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner: Cobau					✓	
Commissioner: Carafa				✓		
Commissioner: Spoto						
Commissioner: Merrill						
Commissioner: Calabrese			✓			
Commissioner: Guttilla		✓				
Commissioner: DeLucia						

I hereby certify the above is a true copy of the minutes of the January 13, 2016 regular meeting.