

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

July 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:

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  
Michael, Turek, Maintenance Coordinator  
Linda Phillips-Perez, Senior Coordinator  
Bill Katchen, CPA, Accountant

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the June 8, 2016 regular meeting. Motion to approve the minutes of the June 8, 2016 regular meeting made by Commissioner Guttilla, seconded by Commissioner Colao. Vote of the board was ayes, seven – nays, none.

- Maintenance Proposals – Discussion.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao spoke about wellness program that may be beneficial to seniors residing at the Housing Authority. He asked that we ask Vytalize Health to make a presentation to Board at our September's meeting. Then we can consult with Paul Marino, Housing Authority Attorney, to see if it's feasible.

Finance Committee – The Housing Authority Audit will take place in August or early September.

Buildings and Grounds Committee –Joseph Capano, Executive Director, gave an update ongoing maintenance projects.

Personnel Committee – None.

Activity Center Report – Linda Phillips-Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs.

Old Business – None.

New Business – None

**Resolution No.33- 2016:** (Award of Boiler & Heating Maintenance Contract) Motion made by Commissioner Merrill seconded by Commissioner Carafa. Vote of the board was ayes, Seven– nays, none.

**Resolution No.34- 2016:** (Award of Computer Maintenance Service Contract) Motion made by Commissioner Calabrese seconded by Commissioner Guttilla. Vote of the board was ayes, Seven– nays, none.

**Resolution No.35- 2016:** (Award of Electrical Maintenance Service Contract) Motion made by Commissioner Carafa seconded by Commissioner Merrill. Vote of the board was ayes, Seven- nays, none.

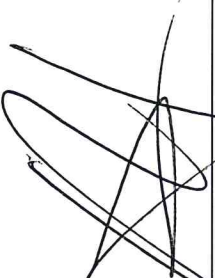
**Resolution No.36- 2016:** (Award of Plumbing Maintenance Service Contract) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, Seven- nays, none.

**Resolution No.37 - 2016:** (July Bills 2016) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

**Commissioners' Comments** – None.

The Executive Director opened the meeting to the public, no comments from public, the public portion was closed.

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

  
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Peter Colao, Chairman

  
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Joseph Capano, PHM  
Executive Director/Secretary

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

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner: Coluo			✓			
Commissioner: Carafa			✓			
Commissioner: Spalto		✓				
Commissioner: Merrill			✓			
Commissioner: Calabrese			✓			
Commissioner: Guttilla	✓					
Commissioner: <i>DeLibero</i>			✓			