

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

July 11, 2017

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

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Paul Marino, CPHA Attorney
Linda Phillips Perez, Senior Coordinator
Michael Turek, Maintenance Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the June 6, 2017 regular meeting. Motion to approve the minutes of the June 6, 2017 regular meeting made by Commissioner Spoto, seconded by Commissioner Colao. Vote of the board was ayes, Seven – nays, none.

- Proposals – Submissions
- Heating Boiler Replacement Riverview Towers – Update & Payment #1
- 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, informed Board that auditors will be here at the end of August or beginning of September.

Buildings and Grounds Committee – Joseph Capano, Executive Director, and Mike Turek, Maintenance Coordinator, gave an update ongoing maintenance related projects. Two apartments are being turned over for the month of July. Various maintenance and capital projects are ongoing. Roof at old Senior Activity Center was replaced.

Personnel Committee – None.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs. Many summer trips are going on. Senior Center is working on annual fall fundraiser.

Old Business – None.

New Business – None

Resolution No.29- 2017: (Award of Boiler & Heating Maintenance Contract) Motion made by Commissioner Merrill seconded by Commissioner Colao. Vote of the board was ayes, Seven– nays, none.

Resolution No.30- 2017: (Award of Computer Maintenance Service Contract) Motion made by Commissioner Carafa seconded by Commissioner Colao. Vote of the board was ayes, seven– nays, none.

Resolution No.31- 2017: (Award of Electrical Maintenance Service Contract) Motion made by Commissioner Calabrese seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.32- 2017: (Award of Plumbing Maintenance Service Contract) Motion made by Commissioner Merrill seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

Resolution No.33- 2017: (Payment #1 to Liberty Mechanical) Motion made by Commissioner Calabrese seconded by Commissioner Guttilla. Vote of the board was ayes, seven– nays, none.

Resolution No.34 - 2017: (July Bills 2017) Motion made by Commissioner Spoto, seconded by Commissioner Colao. Vote of the board was ayes, seven– nays, none.

Commissioners' Comments -- None.

The Executive Director opened the meeting to the public. No comments. The public portion was closed.

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

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
PETER COLLAO	✓			
SIMONE CARAFA	✓			
SALVATORE SPOTO	✓			
JANET MERRILL	✓			
RALPH CALABRESE	✓			
HARRY GUTTILLA	✓			
LYNN DELUCIA	✓			

CERTIFICATION

I, the undersigned Executive Director and Secretary of the Cliffside Park Housing Authority of the Borough of Cliffside Park, New Jersey, do hereby certify that meeting minutes of the Authority duly called and held on Tuesday, July 11, 2017, at which meeting a quorum was present and acting throughout, by a majority of the full membership of the Board of Commissioners. Such minutes have not been amended, modified, or repealed, and are in full force and effect as of the date hereof and is a true copy of meeting minutes.


Joseph Capano, PHM
Executive Director/Secretary

9/13/17