

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

June 10, 2015

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  
Harry Guttilla, Commissioner  
Lynn De Lucia, Commissioner

ABSENT

Janet Merrill, Commissioner  
Ralph Calabrese, Commissioner  
Sal Spoto, Commissioner

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the May 13, 2015 regular meeting. Motion to approve the minutes of the May 10, 2015 regular meeting made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, Four – nays, none.

- Lobby Upgrades 500 Building – Bid Results.
- BCHA – Renewal of Intralocal Service Agreement.
- FYE Ending 3/31/2015 – Budget to Actual.
- 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 – None.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects and ongoing capital improvement projects. For month of June 4 apartments are being turned over.

Personnel Committee – None.

Activity Center Report – Linda Phillips Perez gave the Board an update on Senior Activity Center events and programs. Many trips are planned for summer season.

Old Business – None.

New Business – Election of Chairman, two year term. Motion to elect Peter Colao Chairman made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, four – nays, none.

Election of Vice Chairman, two year term. Motion to elect Sam Carafa Vice Chairman made by Commissioner Guttilla, seconded by Commissioner Colao. Vote of the board was ayes, four – nays, none

Resolution No.22- 2015: (Write off uncollected rent FYE 3/31/2015) Motion made by Commissioner Colao seconded by Commissioner Carafa. Vote of the board was ayes, four– nays, none.

Resolution No.23- 2015: (Award of Accounting services contract) Motion made by Commissioner Guttilla seconded by Commissioner DeLucia. Vote of the board was ayes, four– nays, none.

Resolution No.24- 2015: (Award of Preventive Sewer Maintenance Contract) Motion made by Commissioner Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, four– nays, none.

Resolution No.25- 2015: (Interlocal Service Agreement CPHA & BCHA) Motion made by Commissioner Colao seconded by Commissioner Guttilla. Vote of the board was ayes, four– nays, none.

Resolution No.26- 2015: (Award of Lobby Upgrades Bids 500 Building) Motion made by Commissioner Guttilla seconded by Commissioner DeLucia. Vote of the board was ayes, four– nays, none.

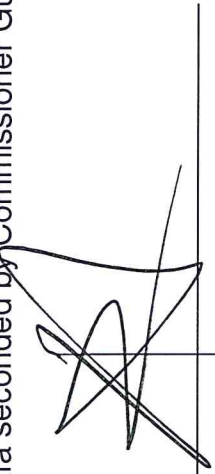
Resolution No.27- 2015: (Payment in full to Dilorgi Carpentry Inc.) Motion made by Commissioner Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, four– nays, none.

Resolution No.28 - 2015: (June Bills 2015) Motion made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, four– nays, none.

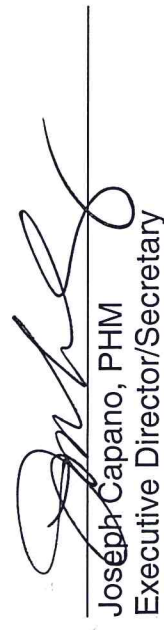
Commissioners' Comments – None.

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 Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, four - nays, none.



Peter Colao, Chairman



Joseph Capano, PHM  
Executive Director/Secretary

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner: Colao			✓			
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 June 10, 2015 regular meeting.