

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

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

ABSENT

Janet Merrill, Commissioner

ALSO PRESENT

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



Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the October 14, 2015 regular meeting. Motion to approve the minutes of the October 14, 2015 regular meeting made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, five – nays, none, one-abstain.

- Parking Lot Upgrades Phase II – Discussion.
- JIF Insurance Renewal – Discussion.
- 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 – FYE 3/31/2015 Audit was completed and presented by William Katchen, CPA, Housing Authority Accountant.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects and ongoing capital improvement projects.

Personnel Committee – None.

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

Old Business – None.

New Business – None

Resolution No.49- 2015: (Audit Certification FYE 3/31/2015) Motion made by Commissioner Spoto seconded by Commissioner DeLucia. Vote of the board was ayes, six– nays, none.

Resolution No.50- 2015: (Elevator Maintenance Service Bid) Motion made by Commissioner Carafa seconded by Commissioner Colao. Vote of the board was ayes, six– nays, none.

Resolution No.51- 2015: (Approval for Travel to NJNAHRO Conference) Motion made by Commissioner Guttilla seconded by Commissioner DeLucia. Vote of the board was six ayes, none– nays, none.

Resolution No.52- 2015: (Award of Parking Lot Upgrades Phase II Bid) Motion made by Commissioner DeLucia seconded by Commissioner Carafa. Vote of the board was ayes, six– nays, none.

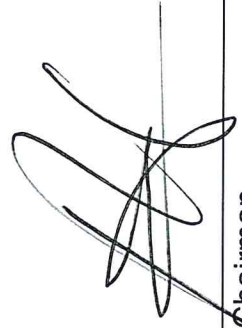
Resolution No.53- 2015: (JIF Renewal 1/1/2016 -12/31/2018) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, six– nays, none.

Resolution No.54 - 2015: (November Bills 2015) Motion made by Commissioner Colao, seconded by Commissioner Spoto. Vote of the board was ayes, six– 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, six - 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 <i>DeLucia</i>						✓

I hereby certify the above is a true copy of the minutes of the November 10, 2015 regular meeting.