

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

November 9, 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
Harry Guttilla, Commissioner

ABSENT

Janet Merrill, Commissioner
Ralph Calabrese, Commissioner
Lynn De Lucia, Commissioner

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the October 12, 2016 regular meeting. Motion to approve the minutes of the October 12, 2016 regular meeting made by Commissioner Carafa, seconded by Commissioner Spoto. Vote of the board was ayes, four – nays, none.

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the October 27, 2016 special meeting. Motion to approve the minutes of the October 27, 2016 special meeting made by Commissioner Guttilla, seconded by Commissioner Carafa. Vote of the board was ayes, four – nays, none.

- Elevator Maintenance Bids – Discussion.
- Audit FYE 3/31/2016 – Certifying Audit.
- 2017 Meeting Dates – Discussion.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao discussed possibility of taking on more responsibility with Edgewater Housing Authority thru our inter-local agreement.

Finance Committee – None.

Buildings and Grounds Committee – Joseph Capano, Executive Director, and Michael Turek, Maintenance Coordinator, gave an update ongoing maintenance projects. 2-3 apartments will be turned over for November.

Personnel Committee – None.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs. Senior Holiday Party is scheduled for December 16 at 6PM.

Old Business – None.

New Business – None

Resolution No.49- 2016: (Audit Certification FYE 3/31/2016) Motion made by Commissioner Colao seconded by Commissioner Carafa. Vote of the board was ayes, four– nays, none.

Resolution No.50- 2016: (Elevator Maintenance Services Bid) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, four– nays, none.

Resolution No.51- 2016: (Approval for Travel to NJNAHRO Confrence) Motion made by Commissioner Guttilla seconded by Commissioner Colao. Vote of the board was ayes, four– nays, none.

Resolution No.52- 2016: (Closing out 2013 Capital Fund Program) Motion made by Commissioner Guttilla seconded by Commissioner Carafa. Vote of the board was ayes, four– nays, none.

Resolution No.53 - 2016: (November Bills 2016) Motion made by Commissioner Spoto, seconded by Commissioner Carafa. Vote of the board was ayes, four– nays, none.

Commissioners' Comments – None.

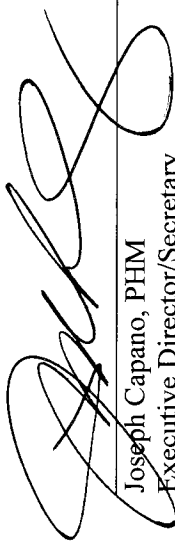
The Executive Director opened the meeting to the public, no comments from public, the public portion was closed.

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

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Peter Colao	X			
Simone Carafa				X
Salvatore Spoto	X			
Janet Merrill				X
Ralph Calabrese	X			
Harry Guttilla	X			
Lynn DeLucia				X

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 Wednesday, November 9, 2016, 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