

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

September 9, 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
Janet Merrill, Commissioner
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Lynn De Lucia, Commissioner

ABSENT

ALSO PRESENT

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



Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the July 8, 2015 regular meeting. Motion to approve the minutes of the July 8, 2015 regular meeting made by Commissioner Merrill, seconded by Commissioner Carafa. Vote of the board was ayes, six – nays, none, abstain-one.

- REAC Inspection – Results.
- Senior Housing Waiting List Opening – September 14, 15, & 16.
- Apartment G2 500 Building – 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 will take place September 16 and 17.

Buildings and Grounds Committee –Joseph Capano, Executive Director, and Michael Turek, Maintenance, gave an update on maintenance projects and ongoing capital improvement projects. Lobby upgrades at 500 building will begin soon.

Personnel Committee – New maintenance employee was let go.

Activity Center Report – Linda Phillips Perez gave the Board an update on Senior Activity Center events and programs. Joseph Capano, Executive Director, indicated that we will be receiving an additional \$25,000 in grant money from BCHS. These dollars will go towards operating expenses for Senior Activity Center.

Old Business – None.

New Business – None

Resolution No.38- 2015: (Award of Website Maintenance Services) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.39- 2015: (Award of Fire Alarm Maintenance Service) Motion made by Commissioner Carafa seconded by Commissioner Calabrese. Vote of the board was ayes, seven– nays, none.

Resolution No.40- 2015: (Increasing the bidding and competitive proposal thresholds) Motion made by Commissioner Calabrese seconded by Commissioner Merrill. Vote of the board was ayes, seven– nays, none.

Resolution No.41- 2015: (Opening the Public Housing Waiting List) Motion made by Commissioner Spoto seconded by Commissioner Carafa. Vote of the board was ayes, seven– nays, none.

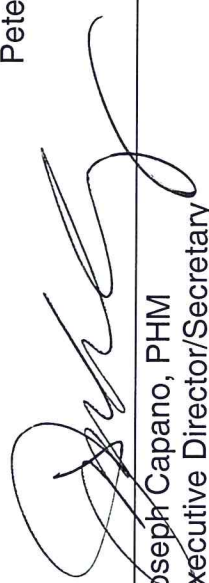
Resolution No.42- 2015: (August Bills 2015) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, seven– nays, none.

Resolution No.43 - 2015: (September Bills 2015) 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, there being no public present the public portion was closed.

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


Joseph Capano, PHM
Executive Director/Secretary

Peter Colao, Chairman

	Moved	Second	Ayes	Nays	Absent	Abstain
Commissioner Colao			✓			
Commissioner Carafa	✓					
Commissioner Spoto					✓	
Commissioner Merrill					✓	
Commissioner Calabrese			✓			
Commissioner Guttilla		✓				
Commissioner DeWalt			✓			

I hereby certify the above is a true copy of the minutes of the September 9, 2015 regular meeting.