

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

September 14, 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
Janet Merrill, Commissioner
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Lynn De Lucia, Commissioner

ABSENT

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 July 13, 2016 regular meeting. Motion to approve the minutes of the July 13, 2016 regular meeting made by Commissioner Guttilla, seconded by Commissioner Spoto. Vote of the board was ayes, seven – nays, none.

- Vitalize Wellness – Presentation
- Boiler Room Flood 8/14/2016 – Discussion.
- PAL Building – AC/Heating Units Replaced.
- Audit FYE 3/31/2016 – 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 – August bill list was paid and was formally approved at meeting today.

Buildings and Grounds Committee – Joseph Capano, Executive Director, and Michael Turek, Maintenance Coordinator, gave an update ongoing maintenance projects. The flood in boiler room at 500 building was discussed. LAN Associates has begun investigating the heating boiler project for 500 building.

Personnel Committee – None.

Activity Center Report – Linda Phillips-Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs. Discussion of new senior van and fall fundraiser was also discussed.

Old Business – None.

New Business – None

Resolution No.38- 2016: (Award of Website Maintenance Services) Motion made by Commissioner Merrill seconded by Commissioner Carafa. Vote of the board was ayes, Seven– nays, none.

Resolution No.39- 2016: (Award of Fire Alarm Maintenance Services) Motion made by Commissioner DeLucia seconded by Commissioner Spoto. Vote of the board was ayes, Seven– nays, none.

Resolution No.40- 2016: (Approval for Travel to NAHRO Conference) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was ayes, Seven- nays, none.

Resolution No.41- 2016: (August Bills 2016) Motion made by Commissioner Colao seconded by Commissioner Carafa. Vote of the board was ayes, Seven- nays, none.

Resolution No.42 - 2016: (September Bills 2016) Motion made by Commissioner Spoto, seconded by Commissioner Guttilla. Vote of the board was ayes, seven– 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 Guttilla seconded by Commissioner Carafa. Vote of the board was ayes, seven - 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 September 14, 2016 regular meeting.