

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

May 7, 2019

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
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Vito Candela, Commissioner

ABSENT

Sam Carafa, Vice Chairman
Sal Spoto, Commissioner
Janet Merrill, Commissioner

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the April 2, 2019 regular meeting. Motion to approve the minutes of the April 2, 2019 regular meeting made by Commissioner Candela, seconded by Commissioner Guttilla. Vote of the board was ayes, four – nays, none.

- Various Proposals – Discussion.
- Stairwell Fire Alarm Upgrades Bids Riverview Towers – 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 – William Katchen, CPA has been in office closing out books for FYE 3/31/2019.

Buildings and Grounds Committee – Joseph Capano, Executive Director, gave an update on the ongoing maintenance related projects. Apartments are being turned over for May occupancy. HVAC projects at 550 building and Senior Activity Center kitchen are 85% completed.

Personnel Committee – None.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs. Senior Activity Center Pancake Brunch will be held May 13, 2019 at 10:30am in Senior Center.

Old Business – None.

New Business – None.

Resolution No.22- 2019: (Submission of SEMAP) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese Vote of the board was ayes, four– nays, none.

Resolution No.23- 2019: (Award of Monthly Exterminator Contract Contract) Motion made by Commissioner Colao seconded by Commissioner Candela. Vote of the board was ayes, four– nays, none.

Resolution No.24- 2019: (Award of Automatic Door Maintenance Contract) Motion made by Commissioner Candela seconded by Commissioner Guttilla. Vote of the board was ayes, four nays, none.

Resolution No.25- 2019: (Award of Video Surveillance Maintenance Contract) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was ayes, four nays, none.

Resolution No.26- 2019: (Approval for Travel to NJNAHRO Conference) Motion made by Commissioner Colao seconded by Commissioner Guttilla. Vote of the board was ayes, four nays, none.

Resolution No.27- 2019: (Award of Stairwell Fire Alarm Upgrades Bid) Motion made by Commissioner Calabrese seconded by Commissioner Candela. Vote of the board was ayes, four nays, none.

Resolution No.28- 2019: (Payment #2 to First Goal Heating & Cooling) Motion made by Commissioner Guttilla seconded by Commissioner Colao. Vote of the board was ayes, four nays, none.

Resolution No.29- 2019: (May Bills 2019) Motion made by Commissioner Calabrese seconded by Commissioner Guttilla. Vote of the board was ayes, four– nays, none.

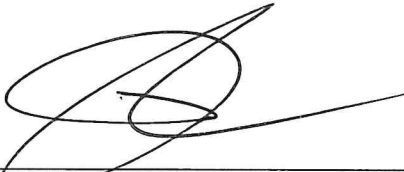
Commissioners' Comments – None.

The Executive Director opened the meeting to the public. Public commented and the public portion was closed.

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

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 Tuesday, May 7, 2019 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

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
PETER COLAO	✓			
SIMONE CARAFA	✓			
SALVATORE SPOTO				✓
JANET MERRILL	✓			
RALPH CALABRESE	✓			
HARRY GUTTILLA	✓			
VITO CANDELA				✓