

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

July 2, 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
Sam Carafa, Vice Chairman
Ralph Calabrese, Commissioner
Harry Guttilla, Commissioner
Janet Merrill, Commissioner
Vito Candela, Commissioner

ABSENT

Sal Spoto, 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 June 4, 2019 regular meeting. Motion to approve the minutes of the June 4, 2019 regular meeting made by Commissioner Guttilla, seconded by Commissioner Calabrese. Vote of the board was ayes, six – nays, none.

- Proposals – Submissions
- HVAC & Stairwells Fire Alarm Projects – Final Payments
- 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 – Auditors will be here in late August early September.

Buildings and Grounds Committee –Joseph Capano, Executive Director, gave an update on the ongoing maintenance related projects. Maintenance will be turning over 3 apartments for August tenancy.

Personnel Committee – Joseph Capano, Executive Director, indicated to Board that his yearly evaluation must be completed. Commissioner Merrill, Chairperson of Personnel committee, will address the evaluation on behalf of Board.

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

Old Business – None.

New Business – None.

Resolution No.33- 2019: (Award of Boiler & Heating Maintenance Contract) Motion made by Commissioner Merrill seconded by Commissioner Carafa. Vote of the board was ayes, six nays, none.

Resolution No.34- 2019: (Award of Electrical Maintenance Service Contract) Motion made by Commissioner Guttilla seconded by Commissioner Candela. Vote of the board was ayes, six nays, none.

Resolution No.35- 2019: (Award of Plumbing Maintenance Service Contract) Motion made by Commissioner Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.36- 2019: (Final Payment First Goal Heating & Cooling) Motion made by Commissioner Guttilla seconded by Commissioner Merrill. Vote of the board was ayes, six nays, none.

Resolution No.37- 2019: (Payment To Haig Service Corp) Motion made by Commissioner Guttilla seconded by Commissioner Carafa. Vote of the board was ayes, six nays, none.

Resolution No.38- 2019: (July Bills 2019) Motion made by Commissioner Guttilla seconded by Commissioner Colao. Vote of the board was six – nays, none.


Commissioners' Comments – Chairman Colao indicated that if Board was in agreement for year 2020 to move meetings to Monday mornings. Board was receptive and a draft calendar for 2020 will be prepared as we get closer to end year.

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, six - 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, July 2, 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	✓			