

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

February 3, 2020

Meeting called to order at 9:30A.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, Vice Chairman
Paul Kelaher, Commissioner
Harry Guttilla, Commissioner
Vito Candela, Commissioner
Vincent Conforti, Commissioner

ABSENT

Janet Merrill, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Michael Turek, Maintenance Coordinator
William Katchen, CPA
Paul Marino Esq, Attorney

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the January 6, 2020 regular meeting. Motion to approve the minutes of the January 6, 2020 regular meeting made by Commissioner Candela, seconded by Commissioner Guttilla. Vote of the board was ayes, four – nays, none, abstain-two.

- **RFP Elevator Maintenance, Landscaping, and Flooring as needed** – Discussion.
- **Floating Holiday – July 6 (Monday) Independence Day Holiday** – Motion to approve.

Motion to approve the Floating Holiday July 6, 2020 made by Commissioner Conforti seconded by Commissioner Calabrese. Vote of the board was ayes, six – nays.

- **Adopting Annual Budget FY 4/1/2020 to 3/31/2021** – Discussion.
- **Vacant Apartments** – See attachment A
- **Section Eight** – See attachment B
- **Investments** – See attachment C

Chairman's Report- Chairman Colao has no formal report.

Finance Committee – Adopting 4/1/2020 budget.

Buildings and Grounds Committee – Joseph Capano, Executive Director and Michael Turek, Maintenance Coordinator gave an update on the ongoing maintenance related projects. Various apartments are being turned over. Hallway upgrades at 550 building will begin shortly.

Personnel Committee – No Report.

Activity Center Report – Linda Phillips Perez, Senior Coordinator was not present. Joseph Capano, Executive Director, gave the Board an update on Senior Activity Center events and programs.

Old Business – None.

New Business – None.

Resolution No.5- 2020: (Award of Landscaping Proposals) Motion made by Commissioner Colao seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.6- 2020: (Award of installation of floor tiles in vacant apartment on an as needed basis) Motion made by Commissioner Guttilla seconded by Commissioner Candela. Vote of the board was ayes, six nays, none.

Resolution No.7- 2020: (Award of Elevator Maintenance Services) Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was ayes, six nays, none.

Resolution No.8- 2020: (February Bills 2020) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was six – nays, none.

Resolution No.9- 2020: (4/1/2020 to 3/31/2021 NJ State Annual Budget Adoption) Motion made by Commissioner Colao seconded by Commissioner Candela. Vote of the board was ayes, six nays, none.

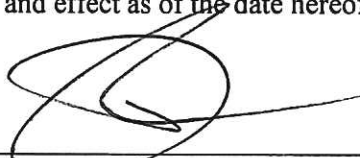
Commissioners' Comments – None.

The Executive Director opened the meeting to the public. No one from public was present. Public portion was closed.

Motion made to adjourn by Commissioner Calabrese seconded by Commissioner Guttilla. 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 Monday, February 3, 2020 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	✓			
RALPH CALABRESE	✓			
VITO CANDELA	✓			
VINCENT CONFORTI	✓			
HARRY GUTTILLA	✓			
JANET MERRILL				✓
PAUL KELAHER	✓			