

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RE-ORGANIZATION & REGULAR MEETING
WEDNESDAY, October 12, 2022
FLORENCE HOUSING AUTHORITY
620 W. THIRD STREET – BOARDROOM/TELECONFERENCE
6:00 PM**

The Re-organization and Regular Meeting of the Housing Authority of the Township of Florence were held on the above date as published and posted.

Gary J. Centinaro called the meeting to order at 7:00 pm.

The following Commissioners were present: Chairperson Ritchard Woolston, Vice Chairperson Eduardo Jimenez, Commissioner Kimberly Mattson, Commissioner Mary Ann Napolitan, Commissioner Robert Dulo, Commissioner William Bott, Commissioner Anant Patel, Also present: Executive Director Gary J. Centinaro.

Gary J. Centinaro recited the Sunshine Law.

All present recited the Pledge of Allegiance.

TENANTS OF MAPLEWOOD HOMES

None Scheduled

ELECT CHAIRPERSON

Gary J. Centinaro accepted a motion from Commissioner Jimenez to nominate Commissioner Ritchard Woolston to be Chairperson for the time period of October 2022 until September 2023, seconded by Commissioner Bott. There were no other nominations. Commissioner Bott made a motion to close nominations and approve the nomination of Commissioner Ritchard Woolston with a second from Commissioner Mattson.

Roll Call vote as follows:

Commissioner Woolston

Commissioner Jimenez yes

Commissioner Napolitan Yes

Commissioner Mattson yes

Commissioner Dulo yes

Commissioner Bott yes

Commissioner Patel yes

All voted; motion carried 6/0

ELECT VICE-CHAIRPERSON

Gary J. Centinaro accepted a motion from Commissioner Bott, to nominate Commissioner Eduardo Jimenez to be Vice-Chairperson for the time period of October 2022 until September 2023, second by Chairperson Woolston. There were no other nominations. Commissioner Bott made a motion to close nominations and approve the nomination of Vice Chairperson Eduardo Jimenez with a second from Commissioner Mattson.

Roll Call vote as follows:

Commissioner Woolston	yes
Commissioner Jimenez	
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Bott	Yes
Commissioner Patel	yes

All voted; motion carried 6/0

APPOINTMENTS

Chairperson Ritchard Woolston presented Resolutions 2022-06 thru 2022-09. A motion was made by Commissioner Bott, seconded by Commissioner Patel to combine resolutions 2022-06 thru 2022-09 for the appointment of the following, Solicitor, David M. Serlin, Accountant, David Ciarrocca, Architect, Habitech Architects, PC, Audit, Jennifer L. Anderson, LLC, Mazzucco & Company.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Bott	yes
Commissioner Patel	yes

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented Resolution 2022-10. A motion was made by Vice Chairperson Jimenez, seconded by Commissioner Mattson to adopt resolution 2022-10, Appoint Coordinator for Capital Funding Program

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Bott	yes
Commissioner Patel	yes

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented Resolutions 2022-11 thru 2022-18 A motion was made by Commissioner Mattson, seconded by Commissioner Patel to combine resolutions 2022-11 thru 2022-18 for the appointment of the following, Designate the Burlington County Times as the legal newspaper, Adopt Meeting Calendar, Adopt All Existing Policies And Contracts, Designate Depository Bank of America, Designate Depository WSFS, Appoint Fund Commissioner, Resolution to Renew JIF, and the Agreement to Renew JIF.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Bott	yes
Commissioner Patel	yes

All voted; motion carried 7/0

MINUTES OF THE REGULAR MEETING- June 8, 2022

A motion of approval was made by Commissioner Bott, seconded by Vice-Chairperson Jimenez, to approve the minutes of the regular meeting of June 8, 2022. There were no meetings held in July, August, and September of 2022.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	abstain
Commissioner Dulo	abstain
Commissioner Bott	yes
Commissioner Patel	abstain

Motion carried 4/0

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial reports for May, June, July, and August 2022. Commissioner Mattson made a motion of approval, with a second from Commissioner Patel

All voted yes; motion carried, 7/0

Chairperson Woolston presented the Bills to be ratified check # 14006 thru check #14103. A motion was made by Commissioner Patel, seconded by Commissioner Mattson to combine the Bills to be ratified check # 14006 thru check # 14103.

Check 14011 was void due to misprint.

The check register will be included which will show the checks in chronological order

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes

Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Bott	yes
Commissioner Patel	yes

All voted yes; motion carried 7/0

Secretary/Treasurers report for (tenants accounts receivable) September 2022
Reports reviewed and approved.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Bott	yes
Commissioner Patel	yes

All voted yes; motion carried 7/0

OLD BUSINESS

NEW BUSINESS

DIRECTOR'S REPORT

Director Gary Centinaro reviewed the REAC score and what categorized us as a "troubled housing authority". A plan was put together to take down the playground and to remove the oak trees that cause the sidewalks to lift. The playground has been taken down along with the trees. Within the next week, the roots and stumps will be ground and a new sidewalk will be poured.

ADJOURN

A motion to adjourn was made by Commissioner Patel, seconded by Commissioner Mattson. All Commissioners were in favor. The meeting was adjourned at 7:48pm.

All voted yes; motion carried 7/0.

Respectfully submitted,


Gary J. Centinaro
Secretary