

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
SATURDAY DECEMBER 10, 2022
FLORENCE HOUSING AUTHORITY
620 W. THIRD STREET – BOARDROOM/TELECONFERENCE
10:00 AM

The Regular Meeting of the Housing Authority of the Township of Florence was held on the above date as published and posted.

Gary J. Centinaro called the meeting to order at 10:00 AM.

The following Commissioners were present: Chairperson Ritchard Woolston, Vice Chairperson Eduardo Jimenez, Commissioner Mary Ann Napolitan, Commissioner William Bott, and Commissioner Robert Dulo, Kimberly Mattson. Commissioner Anant Patel joined the call after the minutes were approved.

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

MINUTES OF THE REGULAR MEETING- November 9, 2022

A motion was made by Commissioner Dulo, seconded by Commissioner Mary Ann Napolitan to approve the minutes of the regular meeting of November 9, 2022.

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	absent

Motion carried 6/0

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial reports for September & October 2022. Commissioner Robert Dulo made a motion of approval, with a second from Commissioner William Bott

All voted yes; motion carried, 7/0

Bills to be ratified were presented, check #14168 thru check #14188 for November 2022 Chairperson Robert Dulo made a motion of approval, seconded by Vice Chairperson Eduardo Jimenez. 14179 & 14180 were printed on accidentally and void prior to being designated to accounts payable which is why they do not reflect in the list of checks for the month of November.

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 (tenant's accounts receivable) November 2022.

Commissioner Robert Dulo made a motion of approval, with a second from Commissioner Mary Ann Napolitan

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

None

NEW BUSINESS

Resolution 2022-20 HUD OPERATING BUDGET 2023-2024

A motion was made by Commissioner Robert Dulo, seconded by Commissioner William Bott

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

Resolution 2022-21 DCA BUDGET 2023-2024

A motion was made by Commissioner Robert Dulo, seconded by Vice Chairperson Eduardo Jimenez

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

DIRECTOR'S REPORT

Executive Director Gary Centinaro stated that we will be sending an updated report to HUD regarding the 'substandard' categorization and advised that we have completed the work that was required by us.

5 year LED lights are our next project. We are planning on replacing lights in all of the units to the LEDs which will last longer and the maintenance men don't have to keep changing bulbs.

ADJOURN

A motion was made by Commissioner Robert Dulo seconded by Commissioner William Bott to adjourn the meeting at 7pm.

All voted yes; motion carried 7/0.

Respectfully submitted,



Gary J. Centinaro
Secretary