

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE**  
**REGULAR MEETING**  
**WEDNESDAY JANUARY 11, 2023**  
**FLORENCE HOUSING AUTHORITY**  
**620 W. THIRD STREET – BOARDROOM/TELECONFERENCE**  
**7:00 PM**

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 7:00 PM.

The following Commissioners were present: Chairperson Ritchard Woolston, Vice Chairperson Eduardo Jimenez, Commissioner Mary Ann Napolitan, Commissioner William Bott, Commissioner Robert Dulo, and Commissioner Anant Patel. Commissioner Kimberly Mattson was absent.

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- December 10, 2022**

A motion was made by Commissioner Dulo, seconded by Vice Chairperson Eduardo Jimenez to approve the minutes of the regular meeting of December 10, 2022

Roll Call vote as follows:

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

Motion carried 6/0

**CORRESPONDENCE** None

**FINANCE**

Chairperson Ritchard Woolston presented the monthly operating financial reports for November 2022. Commissioner Robert Dulo made a motion of approval, with a second from Commissioner Anant Patel.

All voted yes; motion carried, 6/0

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #14189 thru check #14229 for December 2022 and January 2023. Chairperson Robert Dulo made a motion of approval, seconded by Commissioner Mary Ann Napolitan.

There were two payments made to Comcast back to back on the same day because we have not been receiving the Comcast bill in the mail regularly. So, to ensure that we were current with Comcast due to not receiving a bill from them in November, a double payment was made.

The payment made out to Gary Centinaro was a reimbursement for convention expenses.

Roll Call vote as follows:

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

All voted yes; motion carried 6/0

#### **Secretary/Treasurers report for (tenant's accounts receivable) December 2022.**

Vice Chairperson Jimenez made a motion of approval, with a second from Commissioner Mary Ann Napolitan. There was a question regarding the "flat rate or flat rent credit" that has been applied to two tenant's accounts. This was due to the tenant not recertifying for many years and being placed up to flat rent. Now that we are moving forward with the court proceedings, I used the EIV to get their accurate rent amount, to get the systems back down to the correct rate; you must "credit" the tenant.

Roll Call vote as follows:

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

All voted yes; motion carried 6/0

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

##### **Resolution 2023-1 CAPITAL FUND PLAN BUDGET**

A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	absent
Commissioner Dulo	yes

Commissioner Dulo	yes
Commissioner Bott	yes
Commissioner Patel	yes

All voted yes; motion carried 6/0

#### Resolution 2023-2 CIVIL RIGHTS CERTIFICATE

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

Roll Call vote as follows:

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

All voted yes; motion carried 6/0

#### Resolution 2023-3 SIGNIFICANT AMENDMENT

A motion was made by Commissioner Anant Patel seconded by Vice Chairperson Eduardo Jimenez

Roll Call vote as follows:

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

All voted yes; motion carried 6/0

#### Resolution 2023-4 CIVIL CLEAR MONIES

A motion was made by Commissioner Robert Dulo seconded by Commissioner Anant Patel

Roll Call vote as follows:

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

All voted yes; motion carried 6/0

**DIRECTOR'S REPORT**

Executive Director Gary Centinaro spoke on the renovations that are being made to unit 12 and 33. For the month of December, we rented unit 72. A prospective tenant interviewed for the three bedroom (unit 36) in December. She needed more time to raise the funds for the security deposit. We gave her three weeks to put the money together and on the date of the lease signing, the tenant was a no show. January 19, 2023 is the next interview for that apartment.

**ADJOURN**

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

All voted yes; motion carried 6/0.

Respectfully submitted,

  
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Gary J. Centinaro  
Secretary