

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE  
RE-ORGANIZATION & REGULAR MEETING  
WEDNESDAY, September 13, 2023  
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 6:00 pm.

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

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 2023 until September 2024, seconded by Commissioner Dulo. There were no other nominations. Commissioner Dulo made a motion to close nominations and approve the nomination of Commissioner Ritchard Woolston with a second from Commissioner Jimenez.

Roll Call vote as follows:

Commissioner Woolston	abstain
Commissioner Jimenez	Yes
Commissioner Napolitan	Yes
Commissioner Mattson	absent
Commissioner Dulo	Yes
Commissioner Patel	Yes

All voted; motion carried 4/0

### **ELECT VICE-CHAIRPERSON**

Gary J. Centinaro accepted a motion from Chairperson Woolston, to nominate Commissioner Eduardo Jimenez to be Vice-Chairperson for the time period of October 2023 until September 2024, second by Chairperson Dulo. There were no other nominations. Commissioner Dulo made a motion to close nominations and approve the nomination of Vice Chairperson Eduardo Jimenez with a second from Commissioner Woolston.

Roll Call vote as follows:

Commissioner Woolston	yes
Commissioner Jimenez	abstain
Commissioner Napolitan	yes
Commissioner Mattson	absent
Commissioner Dulo	yes
Commissioner Patel	yes

All voted; motion carried 4/0

### **APPOINTMENTS**

Chairperson Ritchard Woolston presented Resolutions 2023-06 thru 2023-09. A motion was made by Commissioner Dulo, seconded by Vice Chairperson Jimenez to combine resolutions 2023-06 thru 2023-09 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	absent
Commissioner Dulo	yes
Commissioner Patel	yes

All voted; motion carried 5/0

Chairperson Ritchard Woolston presented Resolution 2023-10. A motion was made by Commissioner Dulo, seconded by Vice Chairperson Jimenez to adopt resolution 2023-10 to re-appoint, Gary J. Centinaro, Coordinator for Capital Funding programs.

Roll Call vote as follows:

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

All voted; motion carried 5/0

Chairperson Ritchard Woolston presented Resolutions 2023-11 thru 2023-17 A motion was made by Dulo, seconded by Chairperson Woolston to combine resolutions 2023-11 thru 2023-17 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.

Roll Call vote as follows:

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

All voted; motion carried 5/0

Chairperson Ritchard Woolston presented Resolutions 2023-18 thru 2023-20, A motion was made by Vice-Chairperson Jimenez, seconded by Commissioner Dulo to combine resolutions 2023-18 thru 2023-20 to clear monies for Shantell Brown, Michelle Trammell, and Briana Gaskins

Roll Call vote as follows:

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

All voted; motion carried 5/0

**\*The reason that Briana Gaskins amount being written off differs from the amount listed in accounts receivable is because AR shows a total that includes late fees & fines when those will be VOID prior to writing off & closing the account.**

#### **MINUTES OF THE REGULAR MEETING- June 14, 2023**

A motion of approval was made by Commissioner Dulo, seconded by Commissioner Napolitan to approve the minutes of the regular meeting of June 14, 2023. There were no meetings held in July & August 2023.

Roll Call vote as follows:

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

Motion carried 5/0

#### **CORRESPONDENCE** None

#### **FINANCE**

Chairperson Ritchard Woolston presented the monthly operating financial reports for May, June, and July. Commissioner Dulo made a motion of approval, with a second from Vice-Chairperson Jimenez

All voted yes; motion carried, 7/0

Chairperson Woolston presented the June Bills to be ratified check # 14411 thru check #14440  
A motion was made by Commissioner Dulo, seconded by Commissioner Napolitan

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

All voted yes; motion carried 3/0

Chairperson Woolston presented the July & August Bills to be ratified check # 14441 thru check #14496  
A motion was made by Commissioner Dulo, seconded by Commissioner Napolitan to combine the Bills to be ratified checks # 14441 thru check # 14496

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

All voted yes; motion carried 4/0

**Secretary/Treasurers report for (tenants accounts receivable) June, July, and August 2023**  
Reports reviewed and approved.

Roll Call vote as follows:

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

All voted yes; motion carried 5/0

#### **OLD BUSINESS**

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#### **DIRECTOR'S REPORT**

#### **ADJOURN**

A motion to adjourn was made by Commissioner Patel, seconded by Commissioner Dulo. All Commissioners were in favor. The meeting was adjourned at 6:35 pm.

All voted yes; motion carried 5/0.

Respectfully submitted,

  
Gary J. Centinaro  
Secretary