

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY FEBRUARY 14, 2024
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, and Commissioner Anant Patel. Absent was Commissioner Kimberly Mattson and Commissioner Robert Dulo.

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- January 10, 2024

A motion was made by Vice Chairperson Eduardo Jimenez, seconded by Commissioner Anant Patel to approve the minutes of the regular meeting of January 10, 2024

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	abstain
Commissioner Mattson	absent
Commissioner Dulo	absent
Commissioner Patel	yes
Motion carried 3/0	

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial reports for October, November, & December 2023. Commissioner Mary Ann Napolitan made a motion of approval, with a second from Vice Chairperson Eduardo Jimenez.

All voted yes; motion carried, 4/0

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #14653-14681 for January 2024. Commissioner Mary Ann Napolitan made a motion of approval, seconded by Commissioner Anant Patel

Roll Call vote as follows:

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

All voted yes; motion carried 3/0/1

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #14682 for January 2024. Vice Chairperson Eduardo Jimenez made a motion of approval, seconded by Commissioner Anant Patel

Roll Call vote as follows:

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

All voted yes; motion carried 3/0/1

Secretary/Treasurers report for (tenant's accounts receivable) JANUARY 2024.

Commissioner Mary Ann a motion to approve the treasurer's report for January 2024, 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	absent
Commissioner Patel	yes

All voted yes; motion carried 4/0

Resolution 2024-05 EMPLOYEE HANDBOOK

Commissioner Anant Patel a motion to approve Resolution 2024-05 Capital Fund Plan Budget.

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	absent
Commissioner Patel	yes

All voted yes; motion carried 4/0

OLD BUSINESS

None

NEW BUSINESS

None

DIRECTOR'S REPORT Director Gary Centinaro advised the Commissioners about the recent call with HUD regarding the status of the vacant units and that we are calculating the price and timeframe for us to turn around vacant units.

ADJOURN

A motion was made by Commissioner Anant Patel seconded by Vice Chairperson Eduardo Jimenez, to adjourn the meeting at 7:32pm.

All voted yes; motion carried 4/0.

Respectfully submitted,



Gary J. Centinaro
Secretary