

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RE-ORGANIZATION & REGULAR MEETING
WEDNESDAY, September 11, 2024
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, and Commissioner Kimberly Mattson. 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 Robert Dulo to nominate Commissioner Ritchard Woolston to be Chairperson for the time period of October 2024 until September 2025, seconded by Commissioner Eduardo Jimenez. 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	yes
Commissioner Dulo	Yes
Commissioner Patel	Yes

All voted; motion carried 5/0/1

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 2024 until September 2025, second by Commissioner Robert Dulo. There were no other nominations. Commissioner Robert Dulo made a motion to close nominations and approve the nomination of Vice Chairperson Eduardo Jimenez with a second from Commissioner Kimberly Mattson.

Roll Call vote as follows:

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

All voted; motion carried 5/0/1

APPOINTMENTS

Chairperson Ritchard Woolston presented Resolutions 2024-06 thru 2024-10. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Kimberly Mattson to combine resolutions 2024-06 thru 2024-10 for the appointment of the following, Solicitor, David M. Serlin, Accountant, David Ciarrocca, Architect, Habitech Architects, PC, Audit, Jennifer L. Anderson, LLC, Mazzucco & Company, and 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	yes
Commissioner Dulo	yes
Commissioner Patel	yes

All voted; motion carried 6/0

Chairperson Ritchard Woolston presented Resolution 2024-11 thru 2024-19. A motion was made by Commissioner Dulo, seconded by Vice Chairperson Jimenez to combine resolutions 2024-11 thru 2024-19 to designate legal newspaper to Burlington County Times, to approve the meeting calendar, to continue all of the housing authorities' current policies and contracts, to use Bank of America & WSFS as the banking institutions, re-appoint Gary J. Centinaro as fund commissioner, approve the 2024 FYE audit, to clear monies transferred to collection, and certifications of compliance with PHA plan and related regulations.

Roll Call vote as follows:

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

All voted; motion carried 6/0

MINUTES OF THE REGULAR MEETING- June 12, 2024

A motion of approval was made by Commissioner Dulo, seconded by Commissioner Mattson to approve the minutes of the regular meeting of June 12, 2024. There were no meetings held in July & August 2024.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Motion carried 6/0	

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, 6/0

Chairperson Woolston presented the June, July, & August Bills to be ratified check # 14804 thru check #14876 A motion was made by Commissioner Dulo, seconded by Vice Chairperson Jimenez to combine the Bills to be ratified checks # 14804-14876

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

All voted yes; motion carried 6/0

Secretary/Treasurers report for (tenants accounts receivable) June, July, and August 2024

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 Patel	yes

All voted yes; motion carried 6/0

OLD BUSINESS

NEW BUSINESS

DIRECTOR'S REPORT

ADJOURN

A motion to adjourn was made by Commissioner Dulo, seconded by Commissioner Mattson. All Commissioners were in favor. The meeting was adjourned at 6:55 pm.

All voted yes; motion carried 6/0.

Respectfully submitted,



Gary J. Centinaro
Secretary