

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY JANUARY 8, 2025
FLORENCE HOUSING AUTHORITY
620 W. THIRD STREET – BOARDROOM/TELECONFERENCE
6:00 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 6:00 PM.

The following Commissioners were present: Chairperson Ritchard Woolston, Vice Chairperson Eduardo Jimenez, Commissioner Anant Patel,, Commissioner Kimberly Mattson, and Commissioner Mary Ann Napolitan. Absent is 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

MINUTES OF THE REGULAR MEETING- December 14, 2025

A motion was made by Commissioner Kimberly Mattson, seconded by Vice Chairperson Eduardo Jimenez to approve the minutes of the regular meeting of December 14, 2025. *Minutes from December 14, 2025 were adjusted to remove Commissioner Anant Patel.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	absent
Commissioner Patel	abstain
Motion carried 5/0/1	

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial report for November 2024. Commissioner Kimberly Mattson made a motion of approval, with a second from Vice-Chairperson Eduardo Jimenez
All voted yes; motion carried, 5/0

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15022-15029 for December 2024 & January 2025. Commissioner Anant Patel made a motion of approval, seconded by Commissioner Mary Ann Napolitan

Roll Call vote as follows:

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

All voted yes; motion carried 5/0

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

Commissioner Kimberly Mattson made a motion to approve the treasurer's report for DECEMBER 2024, 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	absent
Commissioner Patel	yes

All voted yes; motion carried 5/0

OLD BUSINESS

None

NEW BUSINESS

Resolution 2025-01 CAPITAL FUND PLAN BUDGET

Chairperson Ritchard Woolston presented Resolution 2025-01 CAPITAL FUND PLAN BUDGET

Roll Call vote as follows:

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

All voted yes ; motion carried 5/0

Resolution 2025-02 CIVIL RIGHT CERTIFICATE

Vice-Chairperson Eduardo Jimenez made a motion to approve Resolution 2025-02 Adopted Budget Seconded by Commissioner Anant Patel

Roll Call vote as follows:

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

All voted yes; motion carried 5/0

Resolution 2025-03 SIGNIFICANT AMENDMENT

Commissioner Kimberly Mattson made a motion to approve Resolution 2025-03 Significant Amendment Seconded by Commissioner Anant Patel

Roll Call vote as follows:

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

All voted yes; motion carried 5/0

Resolution 2025-04 ADOPTED BUDGET

Commissioner Anant Patel made a motion to approve Resolution 2025-04 Adopted Budget Seconded by Vice-Chairperson Jimenez

Roll Call vote as follows:

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

All voted yes; motion carried 5/0

Public Comments: Council member Talaya Loftin wanted to see if there was any progress on the playground. She was advised that the budget was approved for the upcoming year but the playground is still being researched.

DIRECTOR'S REPORT

None

ADJOURN

A motion was made by Commissioner Anant Patel seconded by Vice Chairperson Eduardo Jimenez, to adjourn the meeting at 6:45 PM.

All voted yes; motion carried 5/0.

Respectfully submitted,



Gary J. Centinaro
Secretary