

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY FEBRUARY 12, 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- January 8, 2025

A motion was made by Vice Chairperson Eduardo Jimenez, seconded by Commissioner Kimberly Mattson to approve the minutes of the regular meeting of January 8, 2025.

Roll Call vote as follows:

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

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial report for December 2024. Commissioner Mary Ann Napolitan made a motion of approval, with a second from Commissioner Kimberly Mattson
All voted yes; motion carried, 5/0

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15030-15054 for January 2025. Commissioner Mary Ann Napolitan made a motion of approval, seconded by Commissioner 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

Secretary/Treasurers report for (tenant's accounts receivable) JANUARY 2025.

Commissioner Mary Ann Napolitan made a motion to approve the treasurer's report for JANUARY 2025, 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 2025-05 FLAT RENT

Commissioner Mary Ann Napolitan made a motion to approve the first reading of the Flat Rent change, Resolution 2025-05

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 2025-06 PHA CERTIFICATION OF COMPLIANCE 5YP

Commissioner Kimberly Mattson made a motion to approve Resolution 2025-06 PHA CERTIFICATION OF COMPLIANCE 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

Public Comments: NONE

DIRECTOR'S REPORT

None

ADJOURN

A motion was made by Commissioner Anant Patel seconded by Vice Chairperson Eduardo Jimenez, to adjourn the meeting at 6:20 PM.

All voted yes; motion carried 5/0.

Respectfully submitted,



Gary J. Centingro
Secretary