

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY MARCH 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, 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

Unit 75

MINUTES OF THE REGULAR MEETING- February 12, 2025

A motion was made by Commissioner Mary Ann Napolitan seconded by Commissioner Anant Patel to approve the minutes of the regular meeting of February 12, 2025.

Roll Call vote as follows:

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

Motion carried 5/0/1

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial report for January 2025. Commissioner Mary Ann Napolitan made a motion of approval, with a second from Commissioner Robert Dulo.

All voted yes; motion carried, 6/0

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15055-15079 for February 2025. Commissioner Robert Dulo made a motion of approval, 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	yes
Commissioner Patel	yes

All voted yes; motion carried 6/0

Secretary/Treasurers report for (tenant's accounts receivable) FEBRUARY 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	yes
Commissioner Patel	yes

All voted yes; motion carried 6/0

OLD BUSINESS

None

NEW BUSINESS

Resolution 2025-05 FLAT RENT

Commissioner Mary Ann Napolitan made a motion to approve the Flat Rent change, seconded by Commissioner Robert Dulo

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 5/0

Resolution 2025-07 CLOSED SESSION

Commissioner Anant Patel made a motion to go into closed session to speak about tenant matters. Seconded by Commissioner Kimberly Mattson.

Tenant matters were discussed.

Commissioner Dulo made a motion to close the closed session. Seconded by Commissioner Anant Patel.

Public Comments:

Council woman Talaya Loftin had a question about the flat rent increase and when it would take effect. Executive Director Gary Centinaro advised that the tenants had been notified since November 2024 of the flat rent increase. Ms. Loftin had also asked if the budget has been affected by the cuts made by the President. She was advised that we are still unsure of how we

will be directly affected. The recently elected Commissioner, Carina Escolastico, was also in attendance & she introduced herself to the board

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. Centinaro
Secretary