

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY October 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, and Commissioner Carina Escolastico

Commissioner Mary Ann Napolitan, and Commissioner Robert Dulo were in attendance by phone

Commissioner Kimberly Mattson was absent

Executive Director Gary J. Centinaro recited the Sunshine Law.
All present recited the Pledge of Allegiance.

TENANTS OF MAPLEWOOD HOMES

None

MINUTES OF THE REGULAR MEETING- September 10, 2025

A correction to the September 10 minutes: Commissioner Kim Matson abstained to check ratification and did not vote yes.

A motion was made by Commissioner Robert Dulo, seconded by Commissioner Anant Patel to approve the minutes of the regular meeting of September 10, 2025.

Roll Call vote as follows:

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

Motion carried 6/0/1

CORRESPONDENCE

None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial report for August 2025. Commissioner Robert Dulo made a motion of approval, with a second from Vice Chairperson Eduardo Jimenez.

Roll Call vote as follows:

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

Motion carried 6/0/1

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15246-15274 for September 2025. Commissioner Robert Dulo 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	absent
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	yes

All voted yes; motion carried 6/0/1

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

Commissioner Robert Dulo made a motion to approve the treasurer's report for SEPTEMBER 2025, Seconded by Commissioner Maryann Napolitan.

All voted yes: motion carried 6/0/1

OLD BUSINESS

None

NEW BUSINESS

Resolution 2025-22 - Revision to utility allowance schedule beginning 1/1/2026

Commissioner Robert Dulo made a motion to approve Resolution 2025-22, Seconded by Vice Chairperson Eduardo Jimenez

Roll Call vote as follows:

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

Motion carried 6/0/1

Public Comments:

Annette Loftin was in attendance. She identified herself as the mother of Talaya Loftin who is on Florence Council. She said she was curious to see what was happening here because she has some friends that are tenants.

DIRECTOR'S REPORT

None

ADJOURN

A motion was made by Commissioner Robert Dulo seconded by Commissioner Carina Escolastico, to adjourn the meeting at 6:19 PM.

Roll Call vote as follows:

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

Motion carried 6/0/1

Respectfully submitted,



Gary J. Centinaro
Secretary