

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY JANUARY 14, 2026
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 Kimberly Mattson, Commissioner Anant Patel.

Commissioner Mary Ann Napolitan was in attendance by phone

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- December 13, 2025

A motion was made by Commissioner Kimberly Mattson, seconded by Commissioner Anant Patel to approve the minutes of the regular meeting of December 13, 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
Commissioner Escolastico	absent

Motion carried 5/0

CORRESPONDENCE

None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial report for November 2025. Commissioner Kimberly Mattson 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	yes
Commissioner Dulo	absent
Commissioner Patel	yes
Commissioner Escolastico	absent

Motion carried 5/0

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15338-15370 for December 2025. Commissioner Mary Ann Napolitan made a motion of approval, 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
Commissioner Escolastico	absent

All voted yes; motion carried 5/0

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

Commissioner Kimberly Mattson made a motion to approve the treasurer's report for December 2025, 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
Commissioner Escolastico	absent

Motion carried 5/0

OLD BUSINESS

None

NEW BUSINESS

Resolution 2026-01 – Capital Fund Plan Budget

Commissioner Mary Ann Napolitan made a motion to approve Resolution 2026-01,
Seconded by Commissioner Kimberly Mattson

Roll Call vote as follows:

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

Motion carried 5/0

Resolution 2026-02 – Civil Rights Certification

Commissioner Anant Patel made a motion to approve Resolution 2026-02, Seconded by
Commissioner Kimberly Mattson

Roll Call vote as follows:

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

Motion carried 5/0

Resolution 2026-03 – Significant Amendment

Commissioner Kimberly Mattson made a motion to approve Resolution 2026-03,
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
Commissioner Escolastico	absent

Motion carried 5/0

Resolution 2026-04 – JIF Fund Commissioner Appointment
Commissioner Mary Ann Napolitan made a motion to approve Resolution 2026-04,
Seconded by Commissioner Kimberly Mattson

Roll Call vote as follows:

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

Motion carried 5/0

Public Comments:

Mr. Frappolli, President of Florence Township Council spoke about the newly appointed roles within the Township Council and his hopes for the 2026 year

DIRECTOR'S REPORT

Discussed the new heaters to be installed

ADJOURN

A motion was made by Commissioner Anant Patel, Seconded by Vice-Chairperson Jimenez, to adjourn the meeting at 6:27 PM.

Roll Call vote as follows:

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

Motion carried 5/0

Respectfully submitted,



Gary J. Centinaro
Secretary