THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RE-ORGANIZATION & REGULAR MEETING
WEDNESDAY, September 09, 2026
FLORENCE HOUSING AUTHORITY
620 W. THIRD STREET – BOARDROOM/TELECONFERENCE
6:00 PM

The Re-organization and Regular Meeting of the Housing Authority of the Township of Florence were 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, and Commissioner Anant Patel.
Commissioner Kimberly Mattson, Commissioner Mary Ann Napolitan, and Commissioner Robert Dulo, and Commissioner Carina Vargas were in attendance by phone

Gary J. Centinaro recited the Sunshine Law.

All present recited the Pledge of Allegiance.

TENANTS OF MAPLEWOOD HOMES
None Scheduled

ELECT CHAIRPERSON
Gary J. Centinaro accepted a motion from Commissioner Robert Dulo to nominate Commissioner Ritchard Woolston to be Chairperson for the time period of October 2026 until September 2027, seconded by Commissioner Eduardo Jimenez. There were no other nominations. Commissioner Robert Dulo made a motion to close nominations and approve the nomination of Commissioner Ritchard Woolston with a second from Commissioner Kimberly Mattson.

Roll Call vote as follows:

Commissioner Woolston	abstain
Commissioner Jimenez	Yes
Commissioner Napolitan	Yes
Commissioner Mattson	yes
Commissioner Dulo	Yes
Commissioner Patel	absent
Commissioner Vargas	yes

All voted; motion carried 5/0/1

ELECT VICE-CHAIRPERSON

Gary J. Centinaro accepted a motion from Commissioner Robert Dulo, to nominate Commissioner Eduardo Jimenez to be Vice-Chairperson for the time period of October 20256 until September 2027, second by Commissioner Carina Vargas. There were no other nominations. Commissioner Robert Dulo, made a motion to close nominations and approve the nomination of Vice Chairperson Eduardo Jimenez with a second from Commissioner Mary Ann Napolitan.

Roll Call vote as follows:

Commissioner Woolston	yes
Commissioner Jimenez	abstain
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Vargas	yes

All voted; motion carried 6/0/1

APPOINTMENTS

Chairperson Ritchard Woolston presented Resolution 2026-10. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan for the appointment of Solicitor, David M. Serlin.

Roll Call vote as follows:

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

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented and made a motion to combine Resolutions 2026-11 thru 2026-20.

Chairperson Ritchard Woolston presented Resolutions 2026-11 thru 2026-12. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan for the appointment of the following, Accountant, David Ciarrocca, Radey and Associates

Roll Call vote as follows:

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

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented Resolutions 2026-13 thru 2026-14. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan to designate Polcari & Company for Audit Services and to reappoint Gary J. Centinaro as coordinator for Capital Fund Program.

Roll Call vote as follows:

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

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented Resolutions 2026-15 thru 2026-16. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan to designate legal newspaper Burlington County Times and to adopt meeting calendar.

Roll Call vote as follows:

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

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented Resolution 2026-17 and 2026-19. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan to designate depository Bank of America and WSFS, and appoint fund commissioner.

Roll Call vote as follows:

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

All voted; motion carried 7/0

Resolution 2026-18. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan to designate depository Bank of America and WSFS.

Roll Call vote as follows:

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

All voted; motion carried 7/0

Resolution 2026-20. A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan to approve the Management Agreement.

Roll Call vote as follows:

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

All voted; motion carried 7/0

MINUTES OF THE REGULAR MEETING- June 10, 2026

A motion of approval was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan to approve the minutes of the regular meeting of June 10, 2026. There were no meetings held in July & August 2026.

Roll Call vote as follows:

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

Motion carried 7/0

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial reports for May, June, and July. Commissioner Robert Dulo made a motion of approval, with a second from 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
Commissioner Vargas	yes

All voted yes; motion carried, 7/0

Chairperson Woolston presented the June, July, & August Bills to be ratified check # 15518 thru check #15594. A motion was made by Commissioner Robert Dulo Vice-Chairperson Eduardo Jimenez, seconded by Vice-Chairperson Jimenez to combine and approve the Bills to be ratified checks #15518 thru #15594

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

All voted; motion carried 7/0

Secretary/Treasurers report for (tenants accounts receivable) August 2026

Reports reviewed and approved. Motion was made by Commissioner Anant Patel, 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
Commissioner Vargas	yes

All voted yes; motion carried 7/0

OLD BUSINESS

None

NEW BUSINESS

Chairperson Ritchard Woolston discussed Accounts Receivable.

DIRECTOR'S REPORT

The upgrades to The Housing Authority that were made over the summer was discussed. Specifically, the resealing of the parking lots and the improvements being made to the vacant units.

ADJOURN

A motion to adjourn was made by Commissioner Anant Patel, seconded by Commissioner Robert Dulo. All Commissioners were in favor. The meeting was adjourned at 6:31pm.

All voted yes; motion carried 7/0.

Respectfully submitted,

Gary J. Centinaro
Secretary