

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY JUNE 11, 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.

Arielle Levin-Morton called the meeting to order at 6:00 PM.

The following Commissioners were present: Chairperson Ritchard Woolston, Vice Chairperson Eduardo Jimenez, Commissioner Mary Ann Napolitan, and Commissioner Robert Dulo, Commissioner Kimberly Mattson, Commissioner Anant Patel, and Commissioner Carina Escolastico

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- May 4, 2025

A motion was made by Commissioner Robert Dulo, seconded by Commissioner Mary Ann Napolitan to approve the minutes of the regular meeting of May 14, 2025.

Roll Call vote as follows:

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

Motion carried 3/0/4

CORRESPONDENCE

FINANCE

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

Commissioner Escolastico abstained; Motion carried, 6/0

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15137-15155 for May 2025. Commissioner Robert Dula 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	yes
Commissioner Dula	yes
Commissioner Patel	yes
Commissioner Escolastico	abstain

All voted yes; motion carried 6/0/1

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15156-15164 for June 2025. Commissioner Robert Dula 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	yes
Commissioner Dula	yes
Commissioner Patel	abstain
Commissioner Escolastico	abstain

Motion carried 5/0/2

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

Commissioner Mary Ann Napolitan made a motion to approve the treasurer's report for APRIL 2025, Seconded by Commissioner Robert Dula.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dula	yes
Commissioner Patel	yes
Commissioner Escolastico	abstain

Motion carried 6/0/1

OLD BUSINESS

None

NEW BUSINESS

Mr. Centinaro educated the board on our next project which is coordinating the plumber & contractors to install new bathtubs & toilets in two separate units. One unit will need the bathroom window closed up.

Public Comments:

None

DIRECTOR'S REPORT

Mr. Centinaro touched base on the rehab of unit 62 and how we are attempting to get rid of the smell in the unit.

ADJOURN

A motion was made by Commissioner Robert Dulo seconded by Commissioner Anant Patel, to adjourn the meeting at 6:46 PM.

All voted yes; motion carried 7/0.

Respectfully submitted,


Cc: _____

Gary J. Centinaro
Secretary