

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
SATURDAY DECEMBER 13, 2025
FLORENCE HOUSING AUTHORITY
620 W. THIRD STREET – BOARDROOM/TELECONFERENCE
9:00 AM**

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 9:00 AM.

The following Commissioners were present: Chairperson Ritchard Woolston, Vice-Chairperson Eduardo Jimenez, Commissioner Mary Ann Napolitan, Commissioner Anant Patel, and Commissioner Carina Escolastico.

Commissioner Kimberly Mattson 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 - November 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 November 12, 2025.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	absent
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	absent
Commissioner Patel	yes
Commissioner Escolastico	yes
Motion carried 5/0/2	

CORRESPONDENCE

None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial report for September and October 2025. Commissioner Mary Ann Napolitan made a motion of approval, with a second from Commissioner Anant Patel. Please be advised, there a typo in September's financial statement under "other income". The correct amount should be \$673.

Roll Call vote as follows:

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

Motion carried 5/0/2

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15313-15337 for November 2025. Commissioner Anant Patel made a motion of approval, seconded by Commissioner Mary Ann Napolitan.

Roll Call vote as follows:

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

All voted yes; motion carried 5/0/2

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

Commissioner Anant Patel made a motion to approve the treasurer's report for November 2025, Seconded by Commissioner Carina Escolastico.

Roll Call vote as follows:

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

Motion carried 5/0/2

OLD BUSINESS

None

NEW BUSINESS

None

Public Comments:

None

DIRECTOR'S REPORT

Discussed the extensive floor repairs needed for Unit 62.

RECESS

A motion was made by Commissioner Mary Ann Napolitan seconded by Commissioner Anant Patel.

All voted yes, motion carried. 5/0/2

ADJOURN

A motion was made by Chairperson Ritchard Woolston seconded by Vice-Chairperson Jimenez, to adjourn the meeting at 8:30 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	yes
Motion carried 6/0	

Respectfully submitted,



Gary J. Centinaro
Secretary