

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY FEBRUARY 11, 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 and Commissioner Carina Vargas

Commissioners Mary Ann Napolitan and Robert Dulo were 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- January 14, 2025

A motion was made by Vice-Chairperson Eduardo Jimenez, seconded by Commissioner Kimberly Mattson to approve the minutes of the regular meeting of January 14, 2025.

Roll Call vote as follows:

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

Motion carried 4/0/2

CORRESPONDENCE

None

FINANCE

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15371-15410 **Minus check #15398** for January 2026. Vice-Chairperson Eduardo Jimenez made a motion of approval, seconded by Commissioner Mary Ann Napolitan.

Roll Call vote as follows:

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

All voted yes; motion carried 4/0/3

Check #15398 for January 2026. Vice-Chairperson Eduardo Jimenez made a motion of approval, seconded by Commissioner Caina Vargas.

Roll Call vote as follows:

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

All voted yes; motion carried 6/0/1

Secretary/Treasurers report for (tenant's accounts receivable) January 2026.

Commissioner Mary Ann Napolitan made a motion to approve the treasurer's report for January 2026, 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	yes
Commissioner Patel	yes
Commissioner Vargas	yes

Motion carried 7/0

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENTS:

None

DIRECTOR'S REPORT

Discussed the new heaters to be installed

ADJOURN

A motion was made by Commissioner Anant Patel, Seconded by Commissioner Carina Vargas, to adjourn the meeting at 6:33 PM.

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

Respectfully submitted,



Gary J. Centinaro
Secretary