

Lisa Zelasko

From: Michelle White
Sent: Wednesday, July 16, 2025 11:40 AM
To: Patrick DiFulco; Jacqueline Gray
Cc: Lisa Zelasko
Subject: RE: FW: 2 Weaver Street Unit D-9

Hi Patrick,

Please contact me regarding the job you did for us at 2 Weaver St Unit D-9. There are some issues that need to be addressed.

Thank you,

Michelle White

Assistant Director/Property Manager
Summit Housing Authority
512 Springfield Avenue
Summit, New Jersey 07901
Email: mwhite@summitnjha.org
Phone: 908-273-6430

From: Patrick DiFulco <sanfraninstallers@gmail.com>
Sent: Monday, June 16, 2025 3:55 PM
To: Jacqueline Gray <JGray@summitnjha.org>
Cc: Lisa Zelasko <lzelasko@summitnjha.org>; Michelle White <mwhite@summitnjha.org>
Subject: Re: FW: 2 Weaver Street Unit D-9

Hi Jacqueline,

Please see the attached Invoice.

Regards,
Patrick DiFulco
President



On Mon, Jun 16, 2025 at 9:16 AM Jacqueline Gray <JGray@summitnjha.org> wrote:

Hi Patrick,

Thanks for letting us know.

Could you please forward an invoice? We will prepare a check for Board approval, which will be sent to you on Thursday following the meeting.

Best regards,

Jacqueline L. Gray

Executive Director

Summit Housing Authority

512 Springfield Avenue

Summit, NJ 07901

Phone: 908-273-6413

Fax: 908-273-3618

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Monday, June 16, 2025 8:27 AM

To: Jacqueline Gray <JGray@summitnjha.org>

Cc: Lisa Zelasko <lzelasko@summitnjha.org>; Michelle White <mwhite@summitnjha.org>

Subject: Re: FW: 2 Weaver Street Unit D-9

Good morning Jacqueline,

Job was completed on Friday 6/13/25.

Please mail check to:

SanFran Installers

P.O, Box 213

Pine Brook, NJ 07058

Regards,

Patrick DiFulco

President



On Wed, Jun 11, 2025 at 1:08 PM Lisa Zelasko <lzelasko@summitnjha.org> wrote:

Hello Patrick, I will let them know.

Thank you!

Regards,

Lisa Zelasko

Summit Housing Authority

512 Springfield Avenue

Summit, New Jersey 07901

Email: lzelasko@summitnjha.org

Phone: 908-273-6413

From: Patrick DiFulco <sanfraninstallers@gmail.com>
Sent: Wednesday, June 11, 2025 10:45 AM
To: Lisa Zelasko <lzelasko@summitnjha.org>
Cc: Michelle White <mwhite@summitnjha.org>; Jacqueline Gray <JGray@summitnjha.org>
Subject: Re: FW: 2 Weaver Street Unit D-9

Good morning Lisa,

Would it be possible to let the renter know that I will be there on Friday, between 7:30am- 8:30am.

Also, to have them move all of their personal items out of the room, I would need the bathroom cleared.

Regards,

Patrick DiFulco

President



On Mon, Jun 9, 2025 at 2:55 PM Lisa Zelasko <lzelasko@summitnjha.org> wrote:

Hello again, please see attached PO.

Thank you so much!!!

Regards,

Lisa Zelasko

Summit Housing Authority

512 Springfield Avenue

Summit, New Jersey 07901

Email: lzelasko@summitnjha.org

Phone: 908-273-6413

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Monday, June 9, 2025 1:17 PM

To: Lisa Zelasko <lzelasko@summitnjha.org>

Cc: Michelle White <mwhite@summitnjha.org>; Jacqueline Gray <JGray@summitnjha.org>

Subject: Re: FW: 2 Weaver Street Unit D-9

Hi Lisa,

I just want to confirm the job for Building D, Apt. 9 is set for Friday, June 13th. Also, I haven't received the purchase order yet for it.

Let me know, thank you.

Regards,

Patrick DiFulco

President



On Thu, Jun 5, 2025 at 12:54 PM Lisa Zelasko <lzelasko@summitnjha.org> wrote:

Thank you so much!

Regards,

Lisa Zelasko

Summit Housing Authority

512 Springfield Avenue

Summit, New Jersey 07901

Email: lzelasko@summitnjha.org

Phone: 908-273-6413

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Thursday, June 5, 2025 11:41 AM

To: Lisa Zelasko <lzelasko@summitnjha.org>

Cc: Michelle White <mwhite@summitnjha.org>; Jacqueline Gray <JGray@summitnjha.org>

Subject: Re: FW: 2 Weaver Street Unit D-9

Hi Lisa,

Attached is the Umbrella policy. If you have any questions please let me know.

Regards,

Patrick DiFulco

President

On Tue, Jun 3, 2025 at 2:00 PM Lisa Zelasko <lzelasko@summitnjha.org> wrote:

Perfect. Thank you.. I will keep an eye out for your email.

Regards,

Lisa Zelasko

Summit Housing Authority

512 Springfield Avenue

Summit, New Jersey 07901

Email: lzelasko@summitnjha.org

Phone: 908-273-6413

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Tuesday, June 3, 2025 12:56 PM

To: Lisa Zelasko <lzelasko@summitnjha.org>

Cc: Michelle White <mwhite@summitnjha.org>; Jacqueline Gray <JGray@summitnjha.org>

Subject: Re: FW: 2 Weaver Street Unit D-9

Yes, I have the umbrella policy and it's for 2M. I will send it over as soon as my insurance agent forwards it to me.

Regards,

Patrick DiFulco

President



On Tue, Jun 3, 2025 at 12:19 PM Lisa Zelasko <lzelasko@summitnjha.org> wrote:

Hello Patick, thank you so much for send the insurance over however we require all contractors to have Umbrella Liability Insurance of \$2,000,000 in order to be able to do the job, Is this something you can get and resend?

Let us know please.

Thanks Again.

Regards,

Lisa Zelasko

Summit Housing Authority

512 Springfield Avenue

Summit, New Jersey 07901

Email: lzelasko@summitnjha.org

Phone: 908-273-6413

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Tuesday, June 3, 2025 11:19 AM

To: Lisa Zelasko <lzelasko@summitnjha.org>
Cc: Michelle White <mwhite@summitnjha.org>
Subject: Re: FW: 2 Weaver Street Unit D-9

Good morning Lisa,

Please see the attached GL, WC, and Auto COI's. I will forward the umbrella policy as soon as my agent forwards it to me.

Any questions please let me know.

Regards,

Patrick DiFulco

President



On Fri, May 30, 2025 at 10:36 AM Lisa Zelasko <lzelasko@summitnjha.org> wrote:

Summit Housing Authority

512 Springfield Avenue

Summit, NJ 07901

Thank you!

Regards,

Lisa Zelasko

Summit Housing Authority

512 Springfield Avenue

Summit, New Jersey 07901

Email: lzelasko@summitnjha.org

Phone: 908-273-6413

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Friday, May 30, 2025 10:16 AM

To: Lisa Zelasko <lzelasko@summitnjha.org>

Cc: Michelle White <mwhite@summitnjha.org>

Subject: Re: FW: 2 Weaver Street Unit D-9

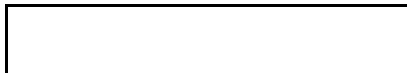
Good morning,

Will do. What is the exact name and address to be named as the additional insured?

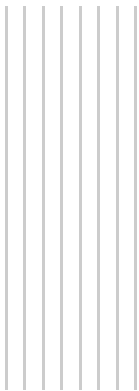
Regards,

Patrick DiFulco

President



On Fri, May 30, 2025 at 9:02 AM Lisa Zelasko <lzelasko@summitnjha.org> wrote:



Hello Patrick, can you please send us a copy of your Liability Insurance as soon as you can?
Below is the SHA Requirements needed for you to do the work. Please let me know if you have any questions.

Thank you so much!

Insurance Requirements- CONTRACTOR

Certificate of Insurance should include, at a minimum, the following coverages and/or limits:

- General liability limits of \$1,000,000 per occurrence combined single limit for bodily injury and property damage with at least \$2,000,000 general aggregate. Contractual liability **must** be included including XCU on all Certificates of Insurance;
-
- Automobile liability limits of \$1,000,000 per occurrence combined single limit for bodily injury and property damage with no aggregate;
- Workers Compensation at Statutory limits including Employers Liability at minimum limits of \$500,000;
- Umbrella liability limits of \$2,000,000 are preferred; however, we will consider, limits of \$1,000,000;
- Failure by the CONTRACTOR to supply such written evidence shall result in default.
- It is required that CLIENT be named as an "additional insured" on any Certificate of Insurance and Policy and the Certificate of Insurance should include the following provisions:
 - a. Waiver of Subrogation;
 - b. Additional Insured Status;
 - c. CONTRACTOR'S coverage to be primary and non-contributory;
 - d. CONTRACTOR'S coverage to pay attorney fees
- The CONTRACTOR shall obtain an insurance policy (ies) issued by an insurance company licensed in the State of New Jersey, solvent, and acceptable to the CLIENT, and having an A. M. Best's rating of A or better. CONTRACTOR shall not take any action to cancel or materially change any of the above insurance required under the lease without approval. Maintenance of insurance under this section shall not relieve CONTRACTOR of any liability greater than the insurance coverage.
- **INDEMNIFICATION AND HOLD HARMLESS.** CONTRACTOR shall indemnify and hold CLIENT, its Board Members and Directors, Employees, Appointed Officials harmless from any and all claims or liabilities arising out of the activities of the CONTRACTOR, its sub-CONTRACTORS, employees and agents in connection with all activities undertaken by the CONTRACTOR, pursuant to the lease. It is the intention of the parties that any claim for relief of any type being asserted against CLIENT, its Board Members and Directors, Employees, or Appointed Officials, based upon any act of negligence of the CONTRACTOR, its affiliates and successors, be the responsibility of the CONTRACTOR, and the CONTRACTOR shall hold CLIENT from same, unless such act of negligence is at the direction of CLIENT, its Board Members and Directors, Employees, and/or Appointed Officials.

Regards,

Lisa Zelasko

Summit Housing Authority

512 Springfield Avenue

Summit, New Jersey 07901

Email: lzelasko@summitnjha.org

Phone: 908-273-6413

From: Jacqueline Gray <JGray@summitnjha.org>

Sent: Thursday, May 29, 2025 5:54 PM

To: Lisa Zelasko <lzelasko@summitnjha.org>

Cc: Patrick DiFulco <sanfraninstallers@gmail.com>; Michelle White <mwhite@summitnjha.org>

Subject: FW: FW: 2 Weaver Street Unit D-9

Hi Lisa,

Could you please create a purchase order for the attached project and also obtain the certificate of insurance from Pat, who is copied on this email?

Thanks,

Jacqueline L. Gray

Executive Director

Summit Housing Authority

512 Springfield Avenue

Summit, NJ 07901

Phone: 908-273-6413

Fax: 908-273-3618

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Tuesday, May 20, 2025 7:25 AM

To: Jacqueline Gray <JGray@summitnjha.org>

Subject: Re: FW: 2 Weaver Street Unit D-9

I can do Friday, June 13th.

Regards,

Patrick DiFulco

President



On Mon, May 19, 2025 at 10:05 AM Jacqueline Gray <JGray@summitnjha.org> wrote:

Good morning Pat,

I really appreciate you making this accommodation. If the scheduled date is firm, I completely understand. However, I wanted to ask if there's any possibility the project could be completed sooner, as the family has been waiting quite some time for this repair.

Looking forward to hearing from you.

Best regards,

Jacqueline L. Gray

Executive Director

Summit Housing Authority

512 Springfield Avenue

Summit, NJ 07901

Phone: 908-273-6413

Fax: 908-273-3618

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Monday, May 19, 2025 8:36 AM

To: Jacqueline Gray <JGray@summitnjha.org>

Cc: Michelle White <mwhite@summitnjha.org>; Lisa Zelasko <lzelasko@summitnjha.org>

Subject: Re: FW: 2 Weaver Street Unit D-9

Good morning Jacqueline,

I would like to schedule 2 Weaver Street, Building D - Apt #9 for Friday, June 19th at 8:00am. This job will take one day to complete.

Please let me know.

Regards,

Patrick DiFulco

President

On Thu, May 15, 2025 at 12:27 PM Jacqueline Gray <JGray@summitnjha.org> wrote:

Hi Pat,

Thanks for providing this information so promptly.

When it's convenient for you, could you please give me a call? I have a few questions and some things I'd like to share, and I believe it would be easier to discuss them over the phone rather than by email.

I look forward to hearing from you.

Best regards,

Jacqueline L. Gray

Executive Director

Summit Housing Authority

512 Springfield Avenue

Summit, NJ 07901

Phone: 908-273-6413

Fax: 908-273-3618

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Tuesday, May 13, 2025 9:27 PM

To: Jacqueline Gray <JGray@summitnjha.org>
Cc: Michelle White <mwhite@summitnjha.org>
Subject: Re: 2 Weaver Street Unit D-9

Good evening Jacqueline,

Please see the attachment for 2 Weaver Street, Building D Apt. #9 project. If you have any questions please let me know.

Regards,

Patrick DiFulco

President



On Mon, May 12, 2025 at 10:33 AM Jacqueline Gray <JGray@summitnjha.org> wrote:

Hi Pat,

Thank you for visiting the unit.

The quote and scope of work provided reflect what the previous contractor recommended to address the issues in the bathroom. However, you may have observed something different. Please provide your own scope of work and quote based on your assessment of the bathroom's needs.

Looking forward to hearing from you.

Best regards,

Jacqueline L. Gray

Executive Director

Summit Housing Authority

512 Springfield Avenue

Summit, NJ 07901

Phone: 908-273-6413

Fax: 908-273-3618

From: Patrick DiFulco <sanfraninstallers@gmail.com>

Sent: Monday, May 12, 2025 7:09 AM

To: Jacqueline Gray <JGray@summitnjha.org>

Subject: 2 Weaver Street Unit D-9

Good morning Jacqueline,

I went to see the bathroom project in Unit D Apt 9. It seems like the ceiling was patched and spackled around the ceiling fan. Also, the ceiling fan is working.

Do I still need to replace the ceiling fan? If so, I may need to open up the ceiling to replace the unit. I'm going to look into getting a fan replacement and leaving the housing in place so I do not have to open the ceiling. Please let me know.

The other work that needs to be done is to re-spackle ceiling, scrape and remove loose paint on walls and ceiling. Prime and paint walls and ceiling.

The previous quote that was given to you from the other contractor was labor only. I do not see a material list. Please advise.

Please call me at your convenience to go over the scope of work.

Thank you.

Regards,

Patrick DiFulco

President

