

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLANDS
Ptak Towers
215 Shore Drive, Highlands, NJ 07732

December 18, 2024
REGULAR MEETING
Minutes of Public Portion

OPENING

ED Dzema called the meeting to order at 6:00PM.

ROLL CALL

Present: Rebecca Wells, Commissioner
Ellen Williams, Commissioner
Lori Hohenleitner, Commissioner
Nancy Messina, Commissioner
Chris Misita, Commissioner
Gloria Miller, Chairperson

Absent: Dolores Francy, Commissioner

Also Present: Douglas G. Dzema, Executive Director
Renee DeMarco, Residential Operations Manager
Douglas Sabey, Construction Inspector
Rose McKeon, Program Support Information Administrator
Kristi Duffy, Director of Staff Operations
Thomas Furlong, Director of Financial Operations
Brian Furlong, Director of Financial Operations
Joe Cusumano, Maintenance Supervisor
John Oliff, Maintenance
Denise Walsh, Administrative Assistant/Account Clerk
John Bonello, Esq.

Note: (Hereafter, titles are abbreviated as: Chair, ViceChair, Comm, ED, Res, Atty)

APPROVAL OF MINUTES – *November 21, 2024 Regular Board Meeting, Public Portion*

Motion made to adopt the minutes by Comm Hohenleitner and seconded by Chair Miller.

ED Dzema asked for a vote.

Aye	(6)	Wells, Williams, Messina, Hohenleitner, Miller
Nay	(0)	
Abstention	(0)	
Absent	(1)	Francy

PRESENTATION OF BILLS

Motion made to approve the December Bills List by Comm Williams and seconded by Comm Messina.

ED Dzema asked for a vote.

Aye	(6)	Wells, Williams, Messina, Hohenleitner, Miller
Nay	(0)	
Abstention	(0)	
Absent	(1)	Francy

CORRESPONDENCE – None

COMMITTEE REPORTS -

Vacancy Report: Ptak and JPM have 0 vacancies. At Ptak: 5 residents and 85 non-residents on the waiting list. At JPM: 6 residents and 16 non-residents on the waiting list.

OFFICERS & STAFF REPORT - None

OLD BUSINESS – None

NEW BUSINESS - None

RESOLUTIONS - None

PUBLIC PORTION - None

ADJOURNMENT- ED Dzema closed the public meeting at 6:05PM.


Motion made by Comm Williams to adjourn meeting, and seconded by Comm Messina . All in favor.

Motion to adopt December 18, 2024 Regular Board Meeting, Public Portion Minutes moved by Commissioner Hohenleitner and seconded by Commissioner Wells .

Roll Call for Adoption of December 18, 2024 Regular Board Meeting Minutes

	Ayes	Nays	Absent	Abstain
Commissioner Wells	X			
Commissioner Francy	X			
Commissioner Williams	X			
Commissioner Messina			X	
Commissioner Hohenleitner	X			
Commissioner Misita	X			
Chairperson Miller	X			

The foregoing is a true copy of the Minutes adopted at a Regular Meeting of the Housing Authority of the Borough of Highlands, New Jersey, duly called and held on the 29th day of January, 2025.



Douglas Dzema
Executive Director