

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

December 1, 2021

REGULAR MEETING
Minutes of Public Portion

OPENING

Mayor Broullon presented a proclamation to outgoing commissioner Mae Rugg.

Chair Miller called the meeting to order at 6:30PM, Reading of the Meeting Notice and Pledge of Allegiance.

ROLL CALL

Present: Rebecca Wells, Commissioner
Ida Tkoch, Commissioner
Dolores Francy, Commissioner
Nancy Messina, Commissioner
Lori Hohenleitner, Commissioner
Gloria Miller, Chairperson
Absent: Ellen Williams, Commissioner
Also Present: Douglas G. Dzema, Executive Director
Renee DeMarco, Residential Operations Manager
John Bonello, Esquire
Thomas Furlong, Chief Financial Officer
Douglas Sabey, Construction Inspector
Joe Cusumano, Maintenance Supervisor
Chris Cronin, Maintenance
Kimberly Kelly, Account Clerk
Heidi Colangelo, Administrative Assistant
Mayor Carolyn Broullon
Mae Rugg, Outgoing Commissioner

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

APPROVAL OF MINUTES – *October 26, 2021 Regular Board Meeting, Public Portion*

Motion made to adopt the minutes by Comm Messina and seconded by
Comm Wells.

Chair Miller asked for a vote.

Aye (5) Wells, Tkoch, Francy, Messina, Miller
Nay (0)
Abstention (1) Hohenleitner
Absent (1) Williams

PRESENTATION OF BILLS

Motion made to approve the November, 2021 Bills List by Comm Wells and seconded by Comm Messina.

Chair Miller asked for a vote.

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

CORRESPONDENCE

ED Dzema – Renee prepared the one piece that shows items that have gone out since the last meeting.

COMMITTEE REPORTS

Renee – November Vacancy Report: Ptak and JPM have 0 vacancies. At Ptak: 2 residents and 62 non-residents on the waiting list. At JPM: 2 residents and 15 non-residents on the waiting list.
Comm Tkoch – The building looks nice with the Christmas Decorations – Mark is putting up Christmas decorations in the community room right now.

OFFICERS & STAFF REPORT – None

OLD BUSINESS – None

NEW BUSINESS – None

RESOLUTIONS

FY22-018 – Resolution authorizing adopting a fund commissioner to the New Jersey Public Housing Authority Joint Insurance Fund for Fund Year 2022.

Motion was made by Comm Wells and seconded by Comm Francy.

Chair Miller asked for a vote.

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

PUBLIC PORTION – None

Chair Miller closed the public portion.

ADJOURNMENT – Chair Miller closed the public meeting at 6:40PM.

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

Motion to adopt the December 1, 2021 Regular Board Meeting, Public Portion Minutes moved by

Commissioner Messina and seconded by Commissioner Francy.

Roll Call for Adoption of December 1, 2021 Regular Board Meeting Minutes

	Ayes	Nays	Absent	Abstain
Commissioner Wells			X	
Commissioner Tkoch	X			
Commissioner Francy	X			
Commissioner Williams	X			
Commissioner Messina	X			
Commissioner Hohenleitner	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 22nd day of February, 2022.



 Douglas Dzema
 Executive Director