

# MINUTES OF A REGULAR MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

The Commissioners of the Housing Authority of the Borough of Highland Park met for a Regular Session at 6:31 PM on May 12, 2022, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairman Rainwater at 6:30 PM.

The notice of compliance was read by Executive Director Brightman.

A copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ, sent to Borough Hall for posting as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/85201214079?pwd=ZzBtY1NxZEplMUhnL0d2VTV1SVJLZz09>

Meeting ID: 852 0121 4079

Passcode: 128846

One tap mobile

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+13126266799,,85201214079#,,,,\*128846# US (Chicago)

+19292056099..85201214079#,,,,\*128846# US (New York)

Find your local number: <https://us02web.zoom.us/j/85201214079?pwd=ZzBtY1NxZEplMUhnL0d2VTV1SVJLZz09>

Upon roll call, those present and absent were as follows:

## PRESENT

Commissioners:

Ruby Hope, Commissioner  
Raysa Martinez, Commissioner  
Jason Postelnik, Commissioner  
Diane Reh, Commissioner  
William Rainwater, Chair

## ABSENT

Commissioner:

Evelyn Sedehi, Commissioner

Council Liaison:

Tara Canavera

Authority General Counsel :

Terrence Corrison, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director  
Runi Sriwardena, Housing Director

A motion to approve the minutes of the Reorg/Regular Meeting held on April 14, 2022 was made by Commissioner Hope and seconded by Commissioner Martinez and upon roll call the vote was as follows:

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi  
AYES: Hope Martinez Postelnik Rainwater Reh  
NAYS: None  
Abstain: None  
Absent: Sedehi

Public Comment: none

New Business:

Commissioner Reh stated that her term is up in September and she will be stepping down. She stated that she has been on the BOC since 2007. The HPHA is a better PHA today than when I stepped into it.

Chairman Rainwater stated that we have one person interested which would create a vacancy on the HPAHC. Chairman Rainwater also stated that the Chair and Vice Chair of the HPHA should sit on the HPAHC.

Communications: none

Attorney's Report:

Counsel Corrison stated that Commissioner Reh will be missed and we appreciate what you bring to the HPHA.

Counsel Corrison stated that the Park Terrace tenant vacated and he has promised to pay the arrears by the end of May. He stated that he also dealt with a few tenant problems at Kronman.

Accountant's Report: none

Executive Director's report: none

Staff reports:

Housing Director Sriwardena reported that the front entrance at Kronman was repaired, all fire exit lights were installed and PNC did a site inspection and was very pleased.

Commissioner Postelnik asked how many other tenants are in arrears at Park Terrace.

Executive Director Brightman replied, two, but they have applied for rental assistance.

Executive Director Brightman went on to say that the Health Dept. was on-site at Kronman to give COVID booster shots. She also said that she ordered smoke alarms for the building as noted in the State inspection report.

Housing Director Sriwardena stated that she did an audit of the Life Station Alert buttons to make sure they were all in the correct units (tenants were taking them when transferred.)

Commissioner Reh asked if the fire alarms were still going off for cooking.

Housing Director Sriwardena stated that they were as they are very sensitive, especially if a tenant is frying bacon!

Committee reports: none

Resolutions:

a) Reso #2022-13 – Adopting Monthly Bill List for April 2022

Motion moved by Commissioner Postelnik and seconded by Commissioner Reh to adopt Resolution #2022-13.

ROLL CALL:	Hope Martinez Postelnik Rainwater Reh Sedehi
AYES:	Hope Martinez Postelnik Rainwater Reh
NAYS:	None
Abstain:	None
Absent:	Sedehi

The Chair thereupon declared said motion approved.

b) Reso #2022-14 – Reso of the Annual Notice of Meetings 2022-2023

Motion moved by Commissioner Martinez and seconded by Commissioner Reh to adopt Resolution #2022-14.

Discussion

Commissioner Hope asked if one could attend remotely.

Executive Director Brightman responded, not really, as we don't have equipment for that. You could use your phone but it would be hard to hear.

Commissioner Martinez stated that she will wear a mask.

Executive Director Brightman stated that she would cancel the June in-person meeting if they had more than five COVID cases in the Kronman building as there is another uptick in the numbers.

Commissioner Hope stated that the public should wear masks.

Commissioner Postelnik asked if that should be added to the resolution.

Executive Director Brightman stated that she did not think so and that the resolution will be posted in the building.

ROLL CALL:	Hope Martinez Postelnik Rainwater Reh Sedehi
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AYES: Hope Martinez Postelnik Rainwater Reh  
NAYS: None  
Abstain: None  
Absent: Sedehi

The Chair thereupon declared said motion approved.

c) Reso #2022-15 – Award Landscape Contractor to Custom Care Services for \$16,210 for the 2022 Season

Motion moved by Commissioner Hope and seconded by Commissioner Reh to adopt Resolution #2022-15.

Discussion

Commissioner Reh asked if we ever planted the tree in memory of Regis Methven.

Housing Director Sriwardena responded, no, as it was very expensive.

Chairman Rainwater referred the matter to the building and grounds committee.

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi  
AYES: Hope Martinez Postelnik Rainwater Reh  
NAYS: None  
Abstain: None  
Absent: Sedehi

The Chair thereupon declared said motion approved.

d) Reso #2022-16 – FY2022 Annual SEMAP Certification Form #52648

Motion moved by Commissioner Hope and seconded by Commissioner Reh to adopt Resolution #2022-16.

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi  
AYES: Hope Martinez Postelnik Rainwater Reh  
NAYS: None  
Abstain: None  
Absent: Sedehi

The Chair thereupon declared said motion approved.

Old Business: none

Public Comment II: none

## **ADJOURNMENT**

Motion by Commissioner Postelnik and seconded by Commissioner Reh to adjourn at 7:01 PM.

All commissioners present voted in favor.

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Donna Brightman, Exec. Director/Secretary