

**Highlands Business Partnership  
 District Management Corporation  
 Highlands Business Improvement District  
 PO Box 375, 140 Bay Ave, Highlands, NJ 07732  
 732-291-4713 F/732-872-1031 www.highlandsnj.com  
 Special Meeting – August 9, 2018**

HBP President, Carla Cefalo Braswell, called the HBP special meeting of the Board of Directors to order at 7:45PM. Roll call was taken with a quorum of 9 members being present. Sufficient notice of 24 hour is what is required and was given for a special meeting.

<b>Meeting Attendance: P = Present      A = Absent</b>	
Carla Cefalo-Braswell - P	Nikki Berzinskis - P
Jay Cosgrove - A	Jeanne DeYoung - A
Rafaella Lee - P	Staci Gilchrist - A
Kim Slate - P	Doug Lentz - P
Jack Bevins- A	Garrett Newcomb - A
Nancy Burton - P	Carolyn Broullon (Council Liaison) - P
Leo Cervantes - A	Andrew Stockton – Planning Board Liaison - P
Craig Bahrs - A	Sue Kinsella – Resident - P

HBP Board members feel that we are being harassed by one council person, one member and a resident. Carla explained the history of the problems with the ordinance. When we were dissolved in 2010 and Mayor Nolan was elected in 2011 and wanted to reinstate the BID, the HBP President, Carla, expressed concern about using the old ordinance, which was severely outdated. HBP obtains a certified roster each year to verify members for the Annual Meeting & Election, however the borough continues to include the old roster in the ordinance. Carla also explained the Shore Landings Lawsuit referenced in the old ordinance. Carla expressed that concern over the borough attorney allowing the current council to continue to approve the old ordinance. She would like HBP to retain an attorney to look at the ordinance and make revision recommendations. Carla recommended Greenbaum – Rowe, who have vast experience with Business Improvement Districts in the state of New Jersey. One of their attorneys was president to the Downtown New Jersey for many years and is very well versed in the statutes.

There was discussion of continuing to operate as a BID vs a 5-01C-3 self-sustaining organization. The pros and cons were discussed amongst the board members present. Carla stated we are an independent non-profit, and can operate as such, as we did in 2010, however we would no longer have the assessment money to operate, and everyone would have to be willing to write a check. Carla expressed concern for the organization as she serves as the volunteer Executive Director of the HBP in addition to the President/CEO. Most BIDS pay a good salary for the position. We need to rethink the way we manage the BID. Perhaps it's time to pay a salary and everyone needs to contribute more.

Carla stated she would like Anna Little to serve the board when the position becomes available. She would be very beneficial to the board with legal experience and has expressed interest. We can solidify at the upcoming meeting in December.

Sue Kinsella made a motion to approve a not exceed amount of \$2,500.00 to retain Greenbaum Rowe, Nancy Burton second, all were in favor, none were opposed, and the motion carried.

Kim Slate made a motion to nominate Anna Little to the HBP Board of Directors for the next available position, Carla Cefalo second, all were in favor, none were opposed, and the motion carried.

Carla Cefalo made a motion that if the HBP's records or personal names are attacked on any form of social media or online, that the board will seek legal action under our Directors & Officers Insurance. Kim Slate second, all were in favor, none were opposed, and the motion carried.

A motion was made to adjourn at 8:48PM by Carolyn Broullon, second by Nancy Burton; all were in favor and the meeting adjourned at 8:48PM.

Submitted by Diane McIlwaine