

BOROUGH OF BUENA
MUNICIPAL UTILITIES AUTHORITY
P. O. BOX 696
MINOTOLA, NEW JERSEY 08341

The regular meeting of the BBMUA was held on October 22, 2025 at 6:30 p.m. This meeting notice was provided to The Daily Journal and the Atlantic City Press which are the BBMUA's official newspapers. Notices are also posted on the bulletin boards within the Municipal Building as well as the Borough of Buena and BBMUA's websites. The meeting took place in the large meeting room located in the Municipal Building, Minotola while practicing social distancing and complying with guidelines.

The meeting was called to order by Chairman David Romeo.

Those present were:

K. Barbagli	M. Bertonazzi	Matthew Robinson
J. Marinacci	C. Santore	Frank Carpino
D. Romeo	J. Erber	Wade Aulffo
J. Santagata	J. Mohnack	
J. Talarico	R. Casella	

Chairman Romeo stated an email was received from Joseph Mohnack of DeBlasio & Associates informing the BBMUA that two I-Bank grant applications were submitted on October 14, 2025 and will be ranked in 1 weeks' time. The application for the Clean Water Grant for the sanitary sewer replacement will require a shared services agreement with the Borough of Buena similar to the one signed last year with the MUA being the lead on the project this time. The shared services agreement needs to be prepared as the deadline to award is critical and we need to act promptly to bond for the design. Mr. Mohnack stated there has been no word yet on the ranking but he presumes it will be soon. That would basically be the NJ I-Bank committing to a dollar amount. Chairman Romeo asked Solicitor Robert Casella to prepare the shared services agreement.

Email from Joseph Mohnack of DeBlasio & Associates providing updated from William Cathcart of DeBlasio & Associates on the following water and sewer applications: High Grass Farms, Buena Brewing Company, Green Thumb, and Organic Green Buds. Joseph Mohnack stated that Mr. Cathcart has been working with Jonathan Erber and all of the applications are moving forward and they will continue to hash out everything and get this to a completion. Chairman Romeo said at the last meeting he doesn't know if it was brought up as far as producing a final application submittal for any new breweries or cannabis facilities coming in so they know what the steps are that need to be followed. Mr. Mohnack stated yes they will dictate everything moving forward. Plant Superintendent Jonathan Erber stated he agrees with Mr. Cathcart about the Brewery but

the Buena Brewing Company is already up and running. Mr. Erber said he doesn't know if they are going to want to spend the money to install something like that or if they even have the money to install a system like Mr. Cathcart is recommending. Chairman Romeo stated he thought from the design sent in from their brewmaster that there was an area to pull samples from. Superintendent Erber said that is correct, however, Mr. Cathcart is suggesting they install a manhole and flow meter in. Mr. Erber said if they were starting from scratch and building the place he would say definitely that would be the way to go but that would be the board's decision with the current brewery. Chairman Romeo asked if any of the cannabis facilities have a flow meter. Mr. Erber stated no they do not. The Chairman stated we need to go back to Mr. Cathcart and say, no this is the process we are going with and it is going to be based on their water usage and the industrial percentage based on the testing results for sewer. Secretary Cheryl Santore informed the board that one of the gentlemen from Organic Green Buds came in to the office and informed her that he spoke with Mr. Cathcart and they will be meeting with Mr. Cathcart on Thursday or Friday of this week at the cannabis sites to do a walk through and go over the set up they are proposing.

Matthew Robinson, the attorney for Frank Carpino was in attendance at tonight's meeting in reference to Liberty Village II water and sewer bills that were converted into liens on the property. This matter dates back to 2018 but since there is a new composition to the board they feel it is an appropriate time to revisit this topic. Mr. Robinson stated last they left off Mr. Carpino and Mr. Robinson are working with litigation counsel and working with the counsel for the Board in preparation of litigation. Ultimately, there was some fact finding to continue to be done. The municipal body was conducting some investigatory work and they decided to pause their efforts during that so they could be respectful of the opportunity for the municipality. With a new board and new board members being sworn in they would like to revisit the topic and do it in a way that is productive and not overdrawn. Mr. Robinson stated he has Frank Carpino with him today and they have some handouts and will give a recitation about what transpired and the board can take a look at the paperwork and ask any questions they may like so they have a first impression to consider this situation outside of anything they might have heard to date. Mr. Robinson stated that he is not expecting the board to read every page of this. This is supportive material and he would encourage the board to review this when they are discussing this matter and the board solicitor will counsel you accordingly about what these documents report. These documents are what they feel to be the some of the relative dispositive documents of the issue. Back in 2018 Mr. Carpino and he worked together to appear before the Borough of Buena Land Use Board to get final approval for Liberty Village II. Liberty Village II was granted approval on the record but that approval is not solidified until the prospective plan, and the engineering department and all the folks at the township review it and approve it so that Frank is allowed to put a shovel in the ground and ultimately put a house on this property. The property we are talking about is important that we consider what it is. There is a little bit of confusion because we think of it as 44 homes on a development. This is a land lease community. In a very glorified way Frank owns a strip of land and he is responsible for mowing the grass and shoveling and doing improvements with sidewalks and whatever it may be but

outside of that these are titled motor vehicle commission manufactured homes that are sat on these properties. So, for all accounts it is a single parcel, single block and lot. It is not subdivided or anything of the sort. They went before the Land Use Board, get the oral decision working with Frank's internal engineer and the Borough's engineer that is not the current engineer anymore and at that time the lag from when they were given approval to when the perfected plan would be signed off on by the Borough could be quite lengthy say a year or two maybe whatever it may be in that circumstance. Came a point and time in October of 2018, Mr. Carpino was on his land, not supplying an application, not reaching out to anyone, not requesting anything and was approached by Alan Zorzi who recently retired from the BBMUA asking Mr. Carpino to stop work on his site because Mr. Zorzi alleged it was in violation of MUA regulations for him to be doing so. Frank questioned that and explained to Mr. Zorzi that his intention was to work solely on the four corners of his property, utility trenching, all the things that are basic explaining to Mr. Zorzi he doesn't even have final approval yet he is just doing some ground clearing and doing what he needs to do get the project ready and was essentially at that time threatened nose to nose. Mr. Robinson stated he was in his office and got the phone call from Mr. Carpino who stated he may have to drive over here because he doesn't know what to do in this moment and I have a government official coming to him and telling him he can't do what he wants on his own land. He stated he was not looking to connect anything; he was not touching sewer not touching laterals not touching anything and Mr. Zorzi is saying he can't do that which is not legally correct. Mr. Robinson thinks, no problem and he calls the BBMUA Board Solicitor at the time and thinks two phone calls and this whole situation will be done and here we are seven years later. Upon communicating this to the Board Solicitor they found out Mr. Zorzi's position is not only you are not allowed to be working on your property until you pay your connection fees for water and sewer for the 44 unit development but you have to do right now or they are going to stop work order on the whole project, site you, do whatever is necessary to enforce it. Mr. Carpino contests, Mr. Robinson reaches out to the Board Solicitor in writing which is included in the packet handout and says we don't have a final approval yet, that is not even in hand, and when we do we are not looking to buy 44 connections, this is a phase out project and we are going to be building three to five houses a year. So, for all the common sense in the world and considering that this board passed in 2005 an ordinance saying if you don't use all of your sewer connection fees you have to pay an unused fee connection quarterly. For both of those reasons expressed in writing they don't see any regulation that this board has passed ordinance, resolution, anything that allows for one of two things, one, you can't come onto my property and tell me where I can dig a shovel. Show where this is possible and where they can't do that. Two, they want to buy the connection fees, but show where it says they have to buy all 44 right now at once. The question remains unanswered seven years later. For seven years Mr. Robinson says he has been asking that question and was posed to the board Solicitor seven years ago. Third they say ok we can't put a shovel in the ground, have to buy all connections at once, why do we have to do it now in October of 2018 when we don't even have our final approval. Mr. Robinson says they don't have an answer to that question either. It was like a hostage standoff, either you are going to do what I say or we are going to cause problems and shut your project down. Mr. Robinson reaches out to the Board Solicitor and says exactly what he says to this board today. It is

provided in the packet handout. Mr. Robinson asks the Solicitor he doesn't understand and asks to show him that in writing where he can't pay for three to five at a time. Frank is a big boy. He is a developer. If there is a risk to Frank was who knows maybe we will be out of allocation and maybe you won't get your 44 units. Guess what that is Frank's problem and we said that to the Board and the Solicitor and Mr. Zorzi. The point remains, the board considered it and said no you must buy them all at once and must buy them all now despite their being no written policy saying that to be the case. All they kept hearing over and over again was that is how we do it and that is how it has been done. Mr. Robinson said he is a lawyer and he prides himself either with clients, friends, family and even with his children to be able to explain to them why we are making the decisions we are making and not just a because I said so. We are better than that. Frank took \$190,000.00 out of his pocket that day and handed it to the MUA. It was a stick up. There was no basis for that to ever have happened. At the moment it is 2018, he tried to talk Frank down, lets be optimistic, we will build the houses quickly, who knows maybe it won't turn out that bad. Little did we know we would run into a global pandemic soon enough and shut down the housing industry but you know things happen. After this is paid in October of 2018 fast forward a year later in September of 2019 that is when the Borough finally approves Mr. Carpino's project. This body through Mr. Zorzi, forced Mr. Carpino to start the 18-month clock, forced him to buy all 44 units at once all of this is in writing and they didn't even have approval for a whole other year when that clock was running. He gets his approval and shortly there after four months or five months the whole world shuts down, supply chain shuts down, he can't get houses there is no movement on anything it is an absolute halt on not only Frank's project but any development project. Again, Frank is an adult and a developer we are going to work through this. Clearly a global pandemic whatever the heck it is, was, whatever we think it was the result of which the shutdown did occur. A government shutdown did occur and for whatever reason the Governor of this state shutdown and that is the reality we had to live in. This board was remote for whatever it was a year or whatever it had been for the meetings at one of the very first meetings when they met in person they came back before the board and made the same argument they made tonight saying all of these things happened, it wasn't right the first go around, but certainly it isn't right now given this board has been gone for a year on remote status and the world has been shut down all we are asking for it to restart that 18 month clock so that Frank can start his project on time and there won't be any of these unused fees or anything because the project will have caught up naturally. That was denied. One board member said Covid isn't real, Frank is a big boy, Frank knows what he signed up for, he should've thought of this beforehand, Frank should've this Frank should've that. Mr. Robinson said it was incredibly frustrating professionally and personally knowing Frank for as long as he has to just watch people in the room say we did absolutely nothing wrong, we treated Frank fairly and professionally this entire time and we don't know what he's talking about. We told him he could buy three to five at a time, we told him he could have done it this other way. Mr. Robinson said he almost had to put Frank in a straight jacket that night as they pulled out their emails that said the exact opposite of that not phone calls they are printed it the packet hand out clear as day. When that was denied Frank did what he does, he developed a damn good project. Clean, nice, sold-out senior housing, a benefit to the community and he continues to get kicked in the leg for every and all unused sewer fee

after the 18-month ordinance timeline is up and then again the water. He paid for all 44 water connections; however, this is also in dispute. Number one we say ok the first house is built and when you make a manufactured home completion you don't get a C.O. from the municipality or such you get it from HUD by way of the motor vehicle commission and that signifies the property is safe for a resident to move in. We present to the board at least for the water wouldn't it be fair if you charge us for each unit as we hand you a CO. The unit comes on line; you charge us for each unit as it comes on line fair is fair and we are paying for what we get. The Board says no. The first house comes online and we get charged for all 44. How can that be. We look over rules and regulations and we think actually it is a misclassification. Frank doesn't own 44 houses. Frank owns a beautiful lot of land that happens to have 44 motor vehicles parked on it. This is a commercial operation, he rents these properties, an LLC owns it, it is run like a commercial business. The service he provides to these people is maintenance, landscape, snow removal and all the amenities there for them to put their manufactured homes and live there. It is not a residential project that Frank is running. Frank doesn't live there; he doesn't sleep there. It is an income producing project that is classified as 44 residential units over their objection. A single commercial line would have changed the numbers drastically. Mr. Robinson says he points out all of these as he goes in order. Made them buy them all at once, made him buy them in October of 2018, wouldn't let him work on his land, classified all 44 units to be paid the second the 18 months was up as opposed to what was proposed. We fought. Professionally we are all in the same community together. Mr. Robinson says he knows Mr. Casella very well in his office honorably and we all talk like gentlemen. But we disagree to say the least. We looked for every possible solution as to this can't be in a common-sense world possible that Frank has accrued \$100,000.00 of fees for not one drop of water going out in sewer going out nothing. No services were rendered just fees and charges despite all of the legitimate objections that we had. In looking at the packet, packet number one, two, and three has the story he just described. They found and reviewed thoroughly rules, regulations, ordinances, sewer connection, water connection 200 feet from the property line within 90 days after the completion of a structure. We didn't do that here. We were bullied into something completely different than what is written down. We talked about packet 4 about this being treated as 44 residential units metered all 44 were charged when one drop of water went to the first house and we objected. We objected to the handling fee of the water meter but Frank paid it and we are not even here for that. I just point that out to make not of another indication of something that is not written in any document anywhere and just hoisted upon Frank. Just do it because we say so. That is how it's been done. In the packet look at packet six, clear emails back and forth no hiding the ball no lawyer talk. It says it right there in black and white. So, for us to show up at the meeting that night and for the board to say it never happened when I showed it and waived that email around was stunning as we walked out to the car that night. Ultimately we appeared back before this board the second time, we appeared three times in total, and after we felt we were at a dead end in August of 2022, we pointed to the last sentence of the ordinance charging the sewer fees, at any point in time a customer has bought connections, has a right to sell them back to the board. Frank didn't have to come before the board for permission to cut that \$190,000.00 check he just turned it in. So, at that meeting when the board said no Frank had a dozen houses at the time, we had plenty left,

our Engineers determined that the who scare of who knows if there is allocation, there was plenty. We said since there is plenty of allocation we are would like to sell the units back to you. Mr. Robinson said he has emails where he reaches out not once but twice the day after the meeting and a month later saying we want to sell these back. We have not heard from you, what is the procedure, we do not need to hold these anymore while you are beating us up and charging us for them because they are not in use and we will buy them back. We were rebuffed, and ignored and brushed to the side. Again, in violation in what is in your own written rules and regulations. The exact opposite of what was supposed to happen, happened again to Mr. Carpino. The whole thing came to a crescendo and bubble as we geared up, hired litigation counsel, shared a draft of the complaint, to sue this board for unfair business practices for all of the awful things that we allege so be it. But in that moment we said we are going to file this, it is going to move forward, we understand it is pending. Now this board makes the decision is to send it to a tax sale for unpaid utilities. Again, none of this has to do with usage, it is all fees. It is all phantom fees made up for 44 ghost houses on a vacant plot of ground for a period of time. And when we pled with the board secretary and attorney in emails and litigation counsel pled saying don't send it for a tax lien, we are in the middle of litigation talks we are going to sue you. Once the toothpaste is out of the tube and you do that, that is going to be very hard to unwind and that is your choice and we are telling you don't make that choice, another moment in time where the board made a choice. I am not to say that I am perfect, that Frank is perfect, we develop these projects and everything goes perfectly and we envision every single scenario. But to have a board of public utilities, an MUA to look us in the eye and say we have done everything right this whole time and treated Mr. Carpino fairly and I don't know what you're talking about has been one of the most if not the most frustrating file of my career. As an officer of the court, I have to work within the bounds of ethics and candor. I have emails and everything and for people to show up and say that didn't happen, we didn't say that to you, we tried to sell them back to you when I have the emails that say the exact opposite and we have all the records and say show us where you say you treated us fairly and you didn't. It's wrong and what happened to Frank was wrong. What we are asking for from the board ultimately is to have this lien removed from his property. We don't need a check. It is not our problem. The board made whatever decision it was going to make about the lien whatever. We want his property cleared. We want his name cleared. He was trashed around this town. He doesn't pay his bills, people showing up for Liberty III mocking him. It is outrageous. We are seeking that tonight, we are seeking a motion from a board member who reads this, who understands and has the courage beyond the MUA to say your guy got screwed. Your guy got screwed and we can make it right. We aren't asking for wallets and checkbooks. We are just saying somebody do whatever has to be done at the municipal level to remove the lien from his property. He has been paying every drip of everything in every direction before after and since. And that is what we are ultimately seeking before this board. The packet really helps solidify all these points. I didn't bring up there were some meter reading issues not relevant to this but just showing things can happen and mistakes can be made by the MUA. The meter reading one was a comical mistake because not only was it pointed out but the board shrugged their shoulders and said well that's what green grass costs. Any person should have looked at it and said hold on. At some point and time, we have to look ourselves in the mirror and say maybe

we aren't crossing our t's and dotting our i's as best we could. But that is water under the bridge. Mr. Robinson said he is here for any questions, confusion, any rumors you may have heard, he wants to clear it up so this board can have a clear head a matter of first impression and reconsider Mr. Carpino's situation. Chairman Romeo said we will have to take this into closed session and have to discuss it. This won't be done today. IT will be at the next meeting. So, we will not have an answer for you until a month from now. Mr. Robinson said he appreciates the Chairman's direction, certainly if other members agree with him. If other board members have a different opinion then you can discuss it in closed session and I will wait until you return and if you excuse us for the night then that is what we will do. Mr. Robinson passed around the other emails that he had. Chairman Romeo said we will not go in closed session tonight. All board members but one are new. So, all the board members need to be brought up to speed on the matter and discussed in closed session. Mr. Robinson said that is fine but while he is standing here tonight does anyone have any further questions. Mr. Barbagli stated the only question he has is this board made him buy 45 units. Was anyone else made to buy all the connections at one time. Mr. Robinson said he cannot speak for anyone else. Chairman Romeo said we cannot discuss this in open session tonight. We will schedule for a closed session to discuss this at the next meeting. Chairman Romeo said not to cut Mr. Robinson off, but you have been speaking for over 20 minutes and normally the public has 5 minutes to talk. We do have other people in the public that would like to be heard. Mr. Robinson said he is concerned that no one else is talking and the Chairman is running the meeting solely. Chairman Romeo said the problem is the matter went to tax sale and we need to discuss with our Solicitor what we can and can't do. Mr. Robinson said he understands what the Chairman is saying but all he is going to say in conclusion is this is how it starts. One person makes a rule and makes a decision and everybody makes a decision together. Jerry Marinacci said that Mr. Robinson needs to give the board members an opportunity to research this. He stated he personally will go back to 2018 and research, Justen Talarico said he will do his research also; however, it is the Chairman's job to run the meeting, but he also wants the opportunity to do his research and review the material Mr. Robinson brought to them tonight.

Wade Aulffo of 213 Jonas Avenue came before the board regarding his request for a sewer extension for the 200 block of Jonas Avenue. Mr. Aulffo said he provided the petition requested at the meeting held on October 8, 2025 and was asking for an update. Chairman Romeo said the petition was provided to each board member tonight and they will be obtaining pricing to see what needs to be done to make the request a reality. There is an estimate on the agenda tonight to be discussed. We will need to discuss where the funding will come from to move forward with the project.

Engineer Joseph Mohnack informed the board the applications for the FY2026 I-Bank Clean Water grant application and the FY2025 I-Bank Drinking Water Nano Program applications were submitted and we should hear back from the I-Bank hopefully this week regarding the funding award.

Mr. Mohnack stated in regard to the FY2025 I-Bank South West Avenue and East Sumer Road project began on September 15, 2025. South State has begun the work and are right around Jonas Avenue. Once West is complete, they will move to East Summer Road.

Secretary Cheryl Santore updated the personnel policy and procedures manual and the employee handbook per the New Jersey Municipal Excess Liability Joint Insurance Fund models. Ms. Santore forwarded the manual and handbook to the Solicitor for review and approval. Therefore, a resolution needs to be adopted to memorialize the changes. Ms. Santore will forward the best practices checklist to the JIF so the BBMUA continues to get the discount on the deductibles.

m/Marinacci s/Santagata to adopt Resolution R-37-2025 adopting the Authority's updated personnel policies and procedures manual and the employee handbook.

m/passed

Secretary Cheryl Santore reviewed with the Board the projects that they want to be put in the 2026 Capital Budget. The board decided to choose to put the update of the water and sanitary sewer maps, replacement of lead service lines, fencing at the sewer plant, Brewster Road drainage project with Atlantic County, and the Neptune Gateway System if we can. If not the Neptune can be pushed to 2027. The Board would like to also include the two hydrants if possible. The Jonas Avenue project will have to be discussed with the Auditor. The septage receiving station and the Quonset hut for Septage can be pushed out another year as well as the Potable Water Well #4. The 10 Year Plan engineering fees will need to be looked at to see when it expires and if it expires in 2027 it will need to go in the 2026 Budget. The water tower painting cost was applied for in the 2026 I Bank Nano funding.

m/Marinacci s/Barbagli to accept the minutes of the last regular meeting held on October 8, 2025.

m/passed

m/Marinacci s/Barbagli to accept the minutes of the last closed executive session meeting held on October 8, 2025.

m/passed

Plant Superintendent Jonathan Erber informed the board that the Water Tower tank site cleaning has been completed by DP Disposal and it looks very good.

Superintendent Erber said we had to vac and jet the sewer lines on Martinelli Avenue the dirt portion from Babe's to Briar Hill. They were also televised to see if there were

laterals which there were not. Apparently they are looking to develop that area. Mr. Erber said we do need the Engineer to come out and shoot rim and invert on the manholes so we can give that to the contractor. They are listed on the sewer map but he doesn't believe any of the manholes in Briar Hill have rim or invert shots on the map. Chairman Romeo asked the Engineer to submit a proposal to shoot those manholes for the next meeting and we will determine if we have the funds to do it now. Superintendent Erber said these are existing manholes that should be covered when the maps are updated.

Mr. Joseph Mohnack of DeBlasio & Associates provided an engineer's estimate for the installation of Sanitary Sewer Main on Jonas Avenue from South West Avenue to the dead end on Jonas Avenue. Estimated cost is \$859,965.00. These costs include paving it from curb to curb or the full width of the roadway. So basically, if you weren't to pave the whole road and ask the Borough if they could submit this road for an NJDOT grant you could subtract \$180,000.00 and that would bring you to \$680,000.00. Ms. Santore asked if that cost includes the engineering fees. Mr. Mohnack stated that does not. Jerry Marinacci asked if we could look into getting money to cover the extension. Mr. Mohnack said we could try for NJ I-Bank funds and if we cannot obtain that they could look into USDA funds.

m/Marinacci s/Barbagli adopt Resolution R-38-2025 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters of personnel pursuant to N.J.S.A. 10:4-12(b)(8) and a collective bargaining agreement pursuant to N.J.S.A. 10:4-12(b)(4). m/passed

m/Marinacci s/Carolla to open the executive closed session meeting at 7:50 pm. m/passed

m/Marinacci s/Santagata to close the executive closed session meeting and return to regular session at 7:58 pm. m/passed

It has been decided by the BBMUA Board and employees, due to the rising costs of the health benefits with the State of New Jersey Health Benefits that we pursue other options to provide health benefits to the employees. Jerry Marinacci contacted Allen Associates to provide a quote if possible and the Teamsters Union looked into their health benefits plan as well. Due to the Teamsters Union not being able to cover retirees the BBMUA was unable to look at their proposal. However, Allen Associates was able to get the BBMUA approved with a plan through the Southern Coastal Health Insurance Fund. Therefore, resolutions need to be adopted to terminate coverage with the New Jersey State Health Benefits and join the Southern Coastal Health Insurance Fund. The

Prescription plan will be through Benecard and the dental plan will be through Delta Dental. This will be a significant savings to the BBMUA as well as the employees.

m/Marinacci s/Santagata to adopt resolution R-39-2025 to join the Southern Coastal Regional Employee Benefits Fund. m/passed

m/Marinacci s/Talarico to adopt resolution R-40-2025 appointing Cheryl Santore and Debbie Austino as Fund Commissioners to the Southern Coastal Regional Employee Benefits Fund. m/passed

m/Marinacci s/Barbagli to adopt resolution R-41-2025 to adopt and execute the Southern Coastal Regional Employee Benefits Fund Indemnity and Trust Agreement. m/passed

m/Marinacci s/Santagata to adopt resolution R-42-2025 to terminate all participation under the State of New Jersey SHBP including prescription drug plan and/or dental coverage. m/passed

Ken Barbagli informed Superintendent Jon Erber that there is a hole on Central Avenue near Wheat Road near one of the manholes. Mr. Erber said he would take a look at it.

m/Marinacci s/Barbagli to file all correspondence sent out for review without reading number 1 through number 11. m/passed

The next regular meeting will be held on November 12, 2025 at 6:30 p.m. It is requested by the Board that all professionals attend that meeting rather than the second meeting of November since that meeting falls the day prior to Thanksgiving. The second meeting will remain on the schedule in case it is needed, however it may end of being cancelled.

m/Marinacci s/Barbagli to adjourn the meeting 8:04 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary