

**Keyport Bayfront Business Cooperative
Board of Directors Meeting Minutes
March 11, 2026
Borough Council Chambers, 70 West Front Street**

Call to order

Sunshine Law notice

Roll Call attendance:

Jetmir Kacaj, President
Council Member Joseph Merla, Vice President
Elena Burke, Treasurer
Yulia Kravchin, Secretary
Mayor Rose Araneo
Council Member Vinny Kyne
Chris Matey
Joe Pesce
Al Litwak

Pledge of Allegiance

Approval of minutes for February 2026

Motion to table: Chris Matey
2nd: Joseph Merla

Approval of minutes for May 2025

Motion to table: Chris Matey
2nd: Joseph Merla

President's Report

Hank (St. Patrick's Day) - bands booked, sign ups are coming in.

Treasurer's Report

The budget is on hold per the last meeting.

Go into a closed session for advice.
Motion to table: Joseph Merla
2nd: Chris Matey

All aye to re-open.

Payment of Bills

All yes.

Administrative Updates

Monmouth County Magazine - updated to be generic.

We missed the March water bill event schedule.

Update from Social Media - see letter.

Committee Reports

Events (Elena, Yulia, Rose) - no update.

Visual Improvements (Jojo, Chris) - no update.

Marketing (Yulia)

Minor updates to the website.

Mailchimp templates and bugs worked out.

Business Directory build and almost ready to push out.

Bylaws (Al)

Al meeting with Vinny & Elena to work on by-laws though they are not ready to be deployed.

New Business

Resolution to rescind the RFP

Motion: Elena Burke

2nd: Joseph Merla

Public Session

Motion to open: Jetmir Kasic

2nd: Mayor Rose Araneo

Maureen Marcell - question about the process for the voting. Al Litwick explains the current process in the by-laws. Elena and Jetmir add their perspectives on the complexity of the issues.

Debra Muller - questions about the issuance of ballots for voting. Al Litwick explains that the committee is looking into giving business owners more voting rights. Suggestion for by-laws update: businesses should volunteer a certain amount of time for events.

Motion to close: Joseph Merla

2nd: Elena Burke

Vinny Kyne explains about the borough council tabling the budget.

- Not in compliance with by-laws: give businesses resources and create self-help programs.

Motion to open to the public: Vinny Kyne

2nd: Elena Burke

Anthony Lotito (Sons and Daughters of Italy) - Questioning why Vinny Kyne does not approve the Sons & Daughters of Italy event.

Elena Burke addresses that she has spoken to Vinny Kyne and would like to find common ground to approve the events and budget to keep moving.

John Merla clarifies that he is an elected official (Vice President) of Sons and Daughters of Italy.

Lynn Case (Resident) - question about background checks and hold up on volunteers - pertaining to the council.

Susan Montanti (Driftwood real estate) - Addressed the bank fraud issue. Mentions the legal help that is there to protect the members.

Mike Tedesco (JSMT) - Asks for reform of the by-laws of KBBC. (Packet available.)

Danielle Baloma (Resident of Marlboro) - Supports re-instating events. Offers critique of Vinny Kyne's position on the events.

Elmer (Resident) - Offers support of the Mayor and Councilman Merla on the board.

Robin (Resident) - Asks about adding support for businesses on the website.

Pastor - Ask Councilman Vinny Kynne to keep the events going.

Jeff Spangler (Resident) - Asks why the KBBC budget is the hold up.

Jason Faltings (Resident) - Asks why the budget or events got tabled. Asks why Jack Straub said they held up because the Mayor was President.

Jack Straub clarifies that KBBC helped pay for the St. Patrick's Day Parade bands.

Christina Greenberg (Resident) - Mentions that Residents of Keyport receive support from small businesses. Asks to pass the budget and find resolutions.

Motion to close public session: Mayor Rose Araneo

2nd: Joseph Merla
All aye

Adjournment

Motion to adjourn: Joseph Merla
2nd: Mayor Rose Araneo

Next meeting Wednesday, March 11, 2026