Town of West New York
Hudson County, N.J.
Rent Control Board

Minutes of Meeting
July 13, 2026

Present Members:

MARILEIDYS BALDEO, Chairwoman
DEREK HERNANDEZ, Vice Chairman
JOHNNY RODRIGUEZ
MONICA CAPELLAN

A L S O P R E S E N T:
Maurice Gutierrez- Zoom Coordinator
Carmen Mendiola, tenant advocate
Jakairo Campusano, ESQ. Florio Kenny Raval, LLP
Ana Luna, Board Secretary

CHAIRWOMAN BALDEO: Meeting called to order. Let's stand to pledge the flag.
(All rise for a recitation of the Pledge of Allegiance.)

CHAIRWOMAN BALDEO: Reading of notice in compliance with the Open Public Meetings Act. Mr. Campusano, could you, please?

MR. CAMPUSANO: Yes. I couldn't hear the first part of that. I'm sorry.

MS. LUNA: Could you read the notice of compliance? I believe it's the first page of the agenda.
MS. MENDIOLA: Do you have it; yes or no? Because we probably could send it to you.

MR. CAMPUSANO: No, I can't seem to locate it. I'm sorry.

MS. MENDIOLA: Ana, do you have it so we can just -- Madam Chair, do you want to just -- yeah.

MS. LUNA: Yeah, you can read it, Mari, the first page of the agenda, "Pursuant to the

CHAIRWOMAN BALDEO: read the Open public notice act.

CHAIRWOMAN BALDEO: Ms. Ana, can you do the roll call, please.

MS. LUNA: Sure.
Marie Puma. Absent
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Present.
MS. LUNA: Aylen Jover.
MS. JOVER: Absent
MS. LUNA: Monica Capellan.
MS. CAPELLAN: Present.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Present.
MS. LUNA: Marileidys Baldeo.
CHAIRWOMAN BALDEO: Present.
MS. LUNA: Okay. We have quorum.

CHAIRWOMAN BALDEO: Today's matters, to approve minutes from meeting of for May 11th, 2026. Can I have a motion, please?

MR. RODRIGUEZ: Motion.
MR. HERNANDEZ: Second.
CHAIRWOMAN BALDEO: Motion by Johnny, second by Derek. Okay.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Yes.
Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.

MS. LUNA: Okay. Motion passes.

CHAIRWOMAN BALDEO: All right.
Overcharge application, Sasha Perez, property address 573 57th Street, apartment one.

MS. LUNA: Is anybody else from the landlord's side here?

MR. GUTIERREZ: No one is in the waiting room.

MS. LUNA: And Carmen, you're representing the tenants. What would you like to do?

MS. MENDIOLA: Is Ms. Sasha Perez on the call, or no?

MR. GUTIERREZ: No, no one is --

MS. MENDIOLA: Is Ms. Perez on the Zoom?

MR. GUTIERREZ: NO.

MS. MENDIOLA: Okay. I can do the application on her behalf. I don't have a problem.

CHAIRWOMAN BALDEO: Did she get notified?

MS. MENDIOLA: Yes, she has -- yeah.

MS. LUNA: Yes, she did.

CHAIRWOMAN BALDEO: So how do you want to proceed?

MS. MENDIOLA: Let me just -- so let me.
Good evening, Board Members. My name is Carmen Mendiola, the tenant advocate of the Town of West New York. We submitted -- I submitted a memorandum before today, which I think it was e-mailed or presented to you guys, the memorandum of the case before you is provided with a preliminary statement, the statement of facts. So, Ms. Sasha Perez is a resident of 573 57th Street. I apologize let me just -- I'm sorry for that.
She's a tenant at 573 57th Street, Apartment 1. Ms. Perez commenced her tenancy on or about -- and I'm reading off the memo, so if you guys have a memo, you can just follow it.

Ms. Sasha Perez commenced her tenancy in or about 2017. She was paying rent of 1,450 a month. In 2018, her rent increased to 1550 a month currently. The landlord said you've got to pay me 1,550. In 2019, her rent increased to 1600. Written notice, the landlord sent her written notice to 1600. December 31st of 2020, it increased to $1,700. April 1st of 2025, it went to 1900. Ms. Perez -- this is a rent-controlled property. What triggered this whole matter was that the landlord took Ms. Perez to court. So having reviewed all the documents and everything that was presented -- filed with the Court and presented, we were able to determine with Ms. Sasha, that she had been overpaying on her rent.
So, as you go, fast forward on the memorandum, the Rent Control Ordinance, Chapter 312 of the Town Code governs what you can do in terms of the rental increases, the adjustments and so on and so forth. The landlord was notified to be here, I specifically sent him, as well the copy of the information in the application submitted on behalf of Ms. Perez. I know the Rent Control Board secretary also sent a copy for the tenant to the landlord. So, he is aware he's to be here today and if he's not, I mean, I have him in other cases, but I don't – I want to keep the record clean. So, he continues to overcharge. She for some reason, got choked up a little bit on the rent and he takes her to court. In the court, we find out that all this rent that he was

charging was not legally authorized and was not legal because the increases were not authorized by the Rent Control Board. In fact -- the Rent Control Office. In fact, the applications that he submitted, the landlord, were late, he wasn't registering, he doesn't have a registration for 2026, so he was collected 1900. It went up to -- give me one second. She's currently paying 1900, I apologize.

We went back when Ana submitted the documents and the tenant and I did my memorandum, the overcharge went back 36 months, it's three years. We calculated from that time forward in today's time, was a total charge overcharge to the tenant of $14,544.
So, I'm asking the Board and the members to go ahead and grant this injustice because the tenant should have never been paying 1900. She should have never been paying 1600. She should have never been paying 1450. So, in other words, her base rent, what we have at going in today should be 1496, because we brought it current to what it is in conjunction and in relation to the CPI. So, her current rent should be 1,496, and I'm asking that you guys find that that's the subject rent for the property, that a credit or refund is due back to the tenant of 14,544, and just that you guys put in writing that this is what you guys determine to be the correct rent for that apartment and that unit. If you have any questions, you can ask me. I spelled it out in the memorandum, it has the legal framework, it has statement of facts if the members were able to look at it. It has the calculation, the calculations, it has the year going forward. We can only go back three years under the statute. So, at that point, I think the overcharge is more money, but we're only authorized to go back three years.

CHAIRWOMAN BALDEO: All right. Question for you, Ms. Carmen: This apartment wasn't raised to rent control since 2017, right?

MS. MENDIOLA: Well, that's when the base lease was -- right, was signed with tenant, Ms. Sasha, and it was at -- it was 1450 when she moved in. So, when you go forward and you do it annually, so the landlords in West New York have to annually register the rent registration statement. So, if you do that annually, he would have been prevented to from 2017 to 2018 or '18 to '19, you go down what the CPI is. So, if it's 3 percent, 4 percent, whatever it is, now we have it capped at 3 percent. So, you would have increased it and you file it annually, you register with the rent control office and the tenant knows that okay, it went from 1450 to 1475. So, you see the gradual increases when you do that. But if you don't register, you don't file your rent registration statement, you can't increase the rent at all, that's what the ordinance says.

CHAIRWOMAN BALDEO: Any questions from the Board?

VICE CHAIRMAN HERNANDEZ: Is this new person that just jointed the meeting either the landlord or the tenant?

CHAIRWOMAN BALDEO: I don't see nobody.

MS. MENDIOLA: Yes, I see like a number 42860, could you identify yourself?

CHAIRWOMAN BALDEO: Maurice should know.

MR. GUTIERREZ: I see them too. I've asked them to start their camera or speak. They're unmuted, so they should be able to speak.

CHAIRWOMAN BALDEO: Is anybody from the property 573 57th Street here with us at the meeting?

MR. GUTIERREZ: I'm going to send a message as well.

THE COURT REPORTER: Maybe they called in. Hopefully it's not that one person.

MS. LUNA: Oh, my God.

MS. MENDIOLA: No, yeah, just make sure that this --

MS. LUNA: I'm going to cover my eyes in case.

CHAIRWOMAN BALDEO: Don't even think about it.

MR. GUTIERREZ: That's already protected. You don't have to worry about that.

THE COURT REPORTER: I'm going off the record. (At this point in the proceedings, a discussion was held off the record.)

CHAIRWOMAN BALDEO: So how we gonna proceed? I don't have nobody.

MR. GUTIERREZ: That person just left.

MS. LUNA: I'm sorry, just Maurice.

CHAIRWOMAN BALDEO: That person just left.

MS. LUNA: Oh, okay.

CHAIRWOMAN BALDEO: I don't know if you guys want to proceed or you want it postponed. I would like to know more.

MS. MENDIOLA: Madam Chair, if I may, I don't think there's a need to postpone it. I could tell you the landlord was served certified mailed and it's in the memorandum on June 11th, 2026. There has been communication with the landlord. So, if he did not appear, then that's on him and he did not hire a lawyer. I would ask the Board members to go ahead and, you know, set the rent to what it should be. So, the rent, I'm gonna say it again, the rent should be

MR. GUTIERREZ: Ms. Carmen, I'm sorry to interrupt, someone by the name of Himanshu Shah just joined. Is that the landlord?

MS. MENDIOLA: That's the landlord.

CHAIRWOMAN BALDEO: That's the landlord.

MS. LUNA: He's joining late, as always.

MR. GUTIERREZ: You're muted. You can speak if you want to.

MS. MENDIOLA: Let me just put it on the record because I want to keep the record clean. So, Ms. Perez was paying an overcharge of $404 a month extra each month. So right now, what the Board needs to do, again, it needs to set the correct rent to what it is and the calculations are provided, I'm going to reiterate it's 1,496, that's what her rent is. I don't know how you argue numbers. I don't know how you argue missed applications that should have been yearly submitted to the Town of West New York. I don't know what the argument is going to be on behalf of Mr. Shah, who I think just joined, but we'll hear his arguments.

MS. LUNA: Yeah, we could hear his argument now.

CHAIRWOMAN BALDEO: Yeah, I would like to hear about it from his side.

MS. LUNA: Mr. Shah, are you listening?

MR. GUTIERREZ: I asked him to start his camera and I messaged him directly as well, but I guess no answer.

CHAIRWOMAN BALDEO: Can we can give it a minute to see if he's --

MS. LUNA: It's up to this Board to decide.

CHAIRWOMAN BALDEO: At this point, what I see is the rent should be $1496?

MS. MENDIOLA: Correct.

CHAIRWOMAN BALDEO: And also, the overcharge by 36 months, which is three years, so the total for it should be 14,544 that has to reimburse to Sasha Perez?

MS. MENDIOLA: Usually what would work, and I think we have it in the ordinance, is that she is provided a, going forward, rent nonpayment. So, in other words, it's a credit that she gets going forward and she doesn't have to pay the rent of 1496 per month until the amount is exhausted.

CHAIRWOMAN BALDEO: So basically, is she going to use this as a credit?

MS. MENDIOLA: Correct.

CHAIRWOMAN BALDEO: Until she finishes and then she gonna continue with the same rent which is 1,496?

MS. MENDIOLA: Correct.

CHAIRWOMAN BALDEO: Correct? So, at this point, I would like to ask the Board members to have a motion to set up the rent, which is 1496, and Ms. Sasha Perez can use the credit for the 14,544 monthly until she finishes that month.

THE COURT REPORTER: He just messaged, "Can I speak?"

CHAIRWOMAN BALDEO: What?

MS. LUNA: He needs to open the camera.

CHAIRWOMAN BALDEO: Yes, I would like Mr. Shah --

MS. LUNA: He needs to open the camera and the microphone so we can --

CHAIRWOMAN BALDEO: He's the landlord?

MS. LUNA: He's the landlord of that property, yes.

CHAIRWOMAN BALDEO: Let's just give it a minute to see. Thank you, Derek.

MS. MENDIOLA: I'm not --

MS. LUNA: I think it's his system. It won't come in.

CHAIRWOMAN BALDEO: Let's just give it a minute.

MS. MENDIOLA: It's 5:58 p.m., for the record. If he's going to join, I think we should give him until 6 o'clock. I mean, it's not -- he is familiar with Zooms, I know he is for a fact.

CHAIRWOMAN BALDEO: He's rejoining. Give us a minute and then, you know, we go by any decision the Board wants to agree with.

THE COURT REPORTER: He messaged can he rejoin. So maybe he's trying to rejoin.

CHAIRWOMAN BALDEO: Yes, I think he's trying to.

MS. LUNA: Okay. One more minute because we cannot be holding the whole Board.

MR. GUTIERREZ: He rejoined.

MS. LUNA: Okay.

MS. MENDIOLA: Can someone let him know that he hasn't joined and I'm objecting to anything further?

CHAIRWOMAN BALDEO: This is him. Mr. Shah, can you hear me? He cannot hear.

THE COURT REPORTER: I'm sorry I keep interrupting, but I just want the Board members to know he's sending messages. If you are sending messages, unfortunately, it won't reflect that on the record unless you say something.

MS. LUNA: Yeah.

CHAIRWOMAN BALDEO: He should reply at least. You have to put yourself in here. I don't want to be rude, but I think as a landlord of the building, he should know how to log in in this situation. I mean, this is nothing new. He said his system is not allowing him to log in.

MS. MENDIOLA: Are we on the record?

THE COURT REPORTER: Yes.

CHAIRWOMAN BALDEO: We're still on the record.

MS. MENDIOLA: Okay. Let me just place this on the record. I've had past experiences with

Mr. Shah, he's -- twice on Zoom and there was easy-peasy. He got on very easily. So, I'm having a hard time believing that he can't log in, number one. Number two, this application is --it's now 6 p.m. on July 13th, I didn't receive any response to the documents that he received certified mail. I also sent him a copy of the application for Ms. Perez, I have the e-mail when it was sent to him, no objection. So, there's no opposition to the application.
So, at this point, I'm going to ask the Board to make a determination.

MS. LUNA: He's still sending messages, which we cannot be accepting. He's saying that three-family house, owner occupied. He cannot put that it was owner occupied because he cannot just send messages and think he's going to represent himself just by messaging.

MS. MENDIOLA: Yeah, I'm going to object to all this stuff. He should have appeared. He had the time, he had the wherewithal, he had the notice, and I object to anything further from him.

CHAIRWOMAN BALDEO: I'm going to agree with Ms. Carmen at this point. Like I say --

MS. LUNA: He had plenty of time to respond to --

CHAIRWOMAN BALDEO: I mean, I don't mind to wait, but he needs to understand that we're here to resolve problems not to, you know, wait until they can be able to connect. And the address 573 57th Street, Apartment 1, Ms. Sasha Perez is --(Audio distortion.)

MS. MENDIOLA: What is this? MR. SHAH: I am here. I am about to log in with another device. So, first thing --

MS. MENDIOLA: I object to any of this.

CHAIRWOMAN BALDEO: Go ahead, Mr. Shah.

MR. SHAH: Everyone hearing me?

MS. LUNA: Everybody's hearing you.

MR. SHAH: Okay. Thank God. So, first thing, I just received the notice on July 8th or 9th for the e-mail from the Attorney Carmen. And I was in Puerto Rico and I've just come back yesterday and its very short time for me to represent myself and something about the system is not allowing me. But I want to bring it was owner occupied, that area. That is the reason it was not registered to the rent control. As soon as this company rented to the tenant, we register to the rent control. So, whatever the rent we raised it that time, it was the actual rent. Town of West New York says that if it is a three-family owner occupied, no need to register on the Rent Control.

THE COURT REPORTER: No history?

CHAIRWOMAN BALDEO: No, need. No need to register in the Town of West New York.

THE COURT REPORTER: Okay. Thank you.

MS. LUNA: And when did you prove that it was owner occupied all these years? Because we don't have those records.

MR. SHAH: I barely hear you.

MS. LUNA: Where are the records that it was owner occupied before? How come you never came to the Rent Control?

MR. SHAH: When I registered, that time it is tenant occupied.

MS. LUNA: It doesn't work that way, sir. You have to let --

MR. SHAH: Can you please give me time because I don't have enough time to prepare and represent myself or hire the attorney. So, give me the next date and I will hire my attorney and he will represent me.

MS. MENDIOLA: I'm going to object to your request as the tenant advocate. You've had enough time. The tenant certified mail dated June 11th, 2026. She sent it to you, sir, number one, Number two, I'm looking through my e-mails. I sent it to you as a courtesy. The tenant is the one that sent you a certified application for the overcharge. I sent it as a courtesy on June 8th. I'm looking at my e-mails. I don't have to -- I'm sorry, I don't have to hold your hand and bring you today to the meeting. The tenant did what she had to do with the overcharge application. You had it, you received it, I have no documents to show what you're saying, and I'm not going to argue these arguments with you now. If you want, you can appeal it to the Superior Court if you wish.

MR. SHAH: I have a right to hire an attorney, so I need another day to hire the attorney and he can represent me. Because this lady, this attorney doesn't want to listen to anything and all the time she come back and I'm really getting short notice to represent myself.

MS. MENDIOLA: Okay. Board Members, I'm going back to the point that I wish for the application to be approved. Notice – sufficient notice was given to the landlord, there's been no documentation submitted that shows otherwise that supports this argument of owner occupied. We went through the records extensively, we looked at them. I've had communications in other case with Mr. Shah and today, different case. I -- Ms. -- the tenant is not going to continue to hold on just because he decides, oh, let me think what I can pull out of the box. The tenant submitted her application, she sent it certified, and I sent him a copy as a courtesy on July 8th, that was stretching my July --

MR. SHAH: Yeah, and I was in Puerto Rico. I just come back yesterday.

CHAIRWOMAN BALDEO: I have a question for Mr. Shah.
Since 2017 that Ms. Sasha moved into the apartment, why you never register?

MR. SHAH: Because it was owner occupied.

MS. LUNA: And you were living in the property, all three units were not rented, right? That's what you're saying?

MR. SHAH: Yes.

MS. LUNA: And how come you never came before to bring proof of that?

MR. SHAH: If it was owner occupied, then no need to register in the rent control.

MS. MENDIOLA: Don't go with this.

CHAIRWOMAN BALDEO: Second question, how did you increase the rent? Which percentage did you use?

MS. LUNA: Well, Mari, I'm sorry, let me interrupt you right there. If it's owner occupied, he can increase whatever he wants. So, we're not going to go there because in our office, we don't have any records of owner occupied. He submits documentation that the property is owner occupied also, so I did not see that at any point.

CHAIRWOMAN BALDEO: I just want to make sure that we are all gonna be on the same page so we make a decision as a group.
Okay. At this point I would like to make a decision; I don't know if the Board is gonna back me up.

MS. LUNA: A motion? You want to motion?

CHAIRWOMAN BALDEO: I want to make a motion for the rent is going to be $1,496 and the overcharge for the 36 months, the total is 14,000 --MR. SHAH: Why are no one listening to me? No one wants to cooperate with me. No one wants to give me time to hire an attorney. I was in Puerto Rico, I come back yesterday. She gives me all this on July 8th, and why we have to make a decision right away?

CHAIRWOMAN BALDEO: Mr. Shah, it's not --

MR. SHAH: Why we are rushing to make the decision?

CHAIRWOMAN BALDEO: Because they've notified you before.

MR. SHAH: No, I get home on July 8th.

CHAIRWOMAN BALDEO: I think you've had enough time to proceed and show --

MS. LUNA: You need to ask for an adjournment, Mr. Shah. The last day you can ask for an adjournment. You never shown any interest.

MR. SHAH: Can you please allow me --I was in Puerto Rico, I come back yesterday. To send me e-mail July 8th; how can I hire the attorney?

MS. LUNA: And that's what I'm saying. If you needed an adjournment, sir, you should have requested. The same way you read your e-mail, same way. I need an adjournment. I need time. You know how everything works.

MR. SHAH: That's what I'm requesting here.

CHAIRWOMAN BALDEO: No, no, no. This is not to request --

MS. LUNA: Everybody's been waiting patiently for you to sign in, resign in and all that so, we can hear everything.

MR. SHAH: I didn't send -- I pick --first of all, it was owner occupied, so Rent Control does not apply. Second of all --

MS. LUNA: Well, we don't know that yet, sir.

CHAIRWOMAN BALDEO: Exactly.

MS. LUNA: We can't prove that it was owner occupied.

MR. SHAH: Exactly. So, if you grant me 3 percent a year, then it becomes more than 1496. How do you interpret it 1496?

MS. MENDIOLA: I'm gonna ask --

MS. LUNA: I don't want to go into the details right now. You're requesting an adjournment or you're not requesting an adjournment --MR. SHAH: I'm requesting an adjournment.

MS. LUNA: We already calculate it and all the document, like, in the detail.

CHAIRWOMAN BALDEO: Mr. Shah, this is not for you to request an adjournment. You should call Ana before and request an --

MR. SHAH: To make the decision, whatever you want, I don't know. Because there is no point to request here. No one wants to listen to me.

MS. LUNA: If you would have asked for an adjournment like the other attorney did or property owners, there were two more items listed and they did request an adjournment and we grant it.

MR. SHAH: Thank you.

MS. LUNA: We grant the other two, yes. So now you came in requesting an adjournment, first of all, giving an excuse and now you're requesting an adjournment, that's up to the Board to decide.

VICE CHAIRMAN HERNANDEZ: Chairwoman Baldeo, can you please proceed?

CHAIRWOMAN BALDEO: We'd like to proceed. Like I said before, 573 57th Street, Apartment 1, Ms. Sasha Perez, she was overcharged for the last three years.
Her rent should be $1,496 and the overcharge for the last 36 months is over 14,544.

She can use this amount of money as a credit for the next nine months and still has 1,080 that she can pay the difference.

MR. SHAH: I have not -- I am not --

THE COURT REPORTER: I can't --Maurice, can you mute him?

MS. LUNA: You can proceed after then Board. You got to wait until the Board finish talking. Okay?

VICE CHAIRMAN HERNANDEZ: Please proceed, Ms. Baldeo.

CHAIRWOMAN BALDEO: So, at this point, I would like to have a motion.

VICE CHAIRMAN HERNANDEZ: I would like to motion.

MR. RODRIGUEZ: Second.

CHAIRWOMAN BALDEO: So, we have Derek first, Johnny second.

MS. LUNA: All right. Monica Capellan. Monica, can you hear me?

VICE CHAIRMAN HERNANDEZ: She's muted.

CHAIRWOMAN BALDEO: She's muted.
MS. CAPELLAN: Yes. Yes, agree.
MS. LUNA: Okay.
CHAIRWOMAN BALDEO: Thank you, Monica.
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
MS. LUNA: Derek Hernandez.
VICE CHAIRMAN HERNANDEZ: Yes.
MS. LUNA: Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.

MS. LUNA: Okay. So, motion passes to approve the rent for Sasha Perez 1,496, and she has a credit to use of $14,544.

CHAIRWOMAN BALDEO: Thank you, Board.

MS. MENDIOLA: Madam Chair, I ask that a resolution -- that counsel for the Board prepare a resolution that I can read that for future.

CHAIRWOMAN BALDEO: Of course.

MS. LUNA: Mr. Campusano will take care of it.

MR. CAMPUSANO: I'll make note of this.

MS. LUNA: Thank you.

CHAIRWOMAN BALDEO: All right. We have another two cases that is being adjourned for the next meeting.

MS. LUNA: Yes, that is the property address they requested an adjournment, Jimenez and Gomez, 5300 Palisade Ave, 302, Apartment A, 302 A. And also, Jose Fuentes, Daisy Canales 535 64th, Apartment 2.

CHAIRWOMAN BALDEO: Apartment 2, they asked for an adjournment.

MS. LUNA: Yeah, both requested an adjournment in writing by e-mail.

CHAIRWOMAN BALDEO: At this point if anybody from the public want to make any suggestion or comment, this is the time.

MR. SHAH: What should I do if I want to appeal this decision?

MS. LUNA: All the appeal needs to go to the Superior Court from here on.

MR. SHAH: So, I want to challenge this decision because it was not proper and I'm not agree with this decision. I will go to the court, no problem. Okay. Goodbye.

CHAIRWOMAN BALDEO: Thank you, sir. So, anybody from the public that would like to make any suggestion or any comment?

MS. LUNA: Maurice, do we have anybody from the public?

MR. GUTIERREZ: No, no member of the public is present.

MS. LUNA: Okay. So, do anybody have any closing statement or should we close the meeting?

VICE CHAIRMAN HERNANDEZ: No, I would like to motion to close the meeting.

CHAIRWOMAN BALDEO: All right.

MS. LUNA: Who second?

MS. CAPELLAN: Second.

MS. LUNA: Okay. Monica second it.
Mari, I know you want to finish it, but we just needed Monica's second.

CHAIRWOMAN BALDEO: No, no, no, of course. Listen, we learn from all these and I would like to do the best I can, and that was it.
MS. LUNA: All right. So now Monica Capellan.
MS. CAPELLAN: Yes.
MS. LUNA: Johnny Rodriguez.
MR. RODRIGUEZ: Yes.
MS. LUNA: Derek Hernandez.
MR. HERNANDEZ: Yes.
MS. LUNA: Marileidys Baldeo.
CHAIRWOMAN BALDEO: Yes.

MS. LUNA: Okay. All right. I just want to say thank you for being here. We'll see you next time. Have a nice rest of your day and thank you so much.

CHAIRWOMAN BALDEO: Take care, everybody.