

BUDGET HEARING
May 8, 2010
Mulvey Community Center

Approved Minutes

The meeting was called to order by President Tom ODell at 10:10am.

Board members present: Tom ODell, Damien Ranelli, Eloise Kumnick, Marlena Whaley, Pete Bransfield.

There were eight District members in the audience.

The purpose of this meeting was to discuss the proposed budget for the fiscal year 2010-2011 and to answer questions from those present. Questions submitted by those unable to attend the meeting were also addressed.

Items distributed:

- 1) Proposed budget for fiscal year 2010-2011 – included comparison figures from 2009 budget showing what has been spent; pending disbursements; amounts proposed for 2010-11.
- 2) Financial Report for 7/1/09 – 3/31/10.
- 3) District of Chapman Beach By-Laws.
- 4) Revisions to District of Chapman Beach By-Laws.
- 5) Letter from Atty. Suzanna McCauley regarding By-Law draft revisions.
- 6) Board of Directors recommendations for revision of District By-Laws – in conformance with comments by Atty. McCauley re proposed revisions submitted by the By-Law Committee.

Discussion

Lawn Care and Management – increase in budget amount for law mowing and hedge trimming. Currently we have no written contract and amount spent is running approximately \$3000. Eloise said three bids for service were submitted and the Land Management committee will recommend that the lowest bid be accepted. She reviewed where District lawns and hedges are. Pete Bransfield said some hedges have never been trimmed. The decision of the Board was that we take care of all hedges on District property. Also upland beach areas will be maintained.

Beach Maintenance – Eloise said the new recommended service provider will sift sand on the beach. She would like boat owners to hold off putting boats on beach until this is done, maybe late May.

Stair Repair – Damien said we will probably repair stairs that need it for now. We will probably get estimates for a different type of stairs. Stairs at Hogan jetty are metal. Committee will look into replacing old stairs with something similar. Recommendation to put up a warning sign where stairs have been temporarily removed at Third Ave.

Jetty Repair – Damien said there are large cracks in jetties. They should be chiseled out and repaired with concrete. West-most jetty might need extensive repair.

Swim Area – Buoys will be repainted; Andy Calderoni usually volunteers to do this.

Capital Financing – There are two years to go on our loan. All requirements of permits drawn for the jetties are now complete. We are waiting for an explanation regarding inspection charges which seem high.

Capital Improvements – \$10,000 recommended; might be used for storm and road repairs.

Dibble Beach – This is now our property. There is no mortgage. It is no longer a budget item.

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Legal Fees – We will probably spend \$500 this year for general legal fees. We have not received a bill yet.

Administration – Increase in budget amount because we must post all special meetings and the annual meeting in the Courant.

Web Site – Site is in beginning stages and being developed by Steve Kumnick. Site can now be accessed at www.chapmanbeach.com. The amount in budget will pay for the server and domain name.

Bookkeeper – All invoices now go to our treasurer. Then they are sent to the bookkeeper who prepares the report.

Audit – Previously three volunteers were taken from the membership to do the annual audit. Now because of our borrowing activity, TD Bank requires an in-depth audit every year by a certified audit agency.

Insurance – We don't know the amount. Bill will come in the middle of July. The Board is currently investigating other sources of insurance. The rates we are now paying appear to be reasonable.

Taxes – We are anticipating a mill rate increase by Town of Westbrook. Also we will be paying taxes on Dibble Beach property.

Tax Collector – Expenses for the collector and the Tax Committee were merged. Increase in the budget due to postage for additional delinquent notices and lien fees.

Delinquent Taxes – This is a new item in the budget. Attempt to collect delinquent taxes the same way the town collects. Members on the committee are Damien Ranelli, Pete Potter, and Ed Gayles. Initial amount delinquent was \$54,000. To date \$23,000 has been collected. The \$31,000 remaining is made up mainly of two large delinquents. We should be able to collect another \$8,000 of that amount. The balance will be turned over to our attorney. We are using an attorney who specializes in collecting delinquent taxes.

Secretary/Treasurer Clerk – This position is now called Bookkeeper.

Social/Recreation Committee – Budget amount increased.

Operating Budget – Increase is most encumbered by lawn care and beach management.

Aramony Legal Defense – The amount budgeted is based on an estimate received from our attorney, Matt Ranelli. Includes one additional deposition from a witness. The amount spent this year will be \$10,000 over the 2009 budgeted amount. This extra expenditure for 2009 must be approved by District membership at the May 22 annual meeting.

Annual Meeting, May 22, 2010 – Agenda will include three ballots:

- 1) Vote on 2010-2011 Budget
- 2) Vote on acceptance of By-Law revisions
- 3) Elections

Meeting adjourned at 11:30am.

Submitted by

Elaine Dymczyk
(for Jon Dymczyk)