

**District of Chapman Beach
Board of Directors Meeting
Thursday, September 16, 2010
Mulvey Community Center**

Approved Minutes

TREASURER'S REPORT: by Pete Potter

- (1) As of end of August \$62,707 available in checking.
- (2) TD Bank account has been closed.

Motion made by Ed Gales to accept Treasurer's Report. Motion seconded by Andy Calderoni and carried unanimously.

PRESIDENT'S REPORT: by Tom ODell

Nothing to report at this time.

Motion made by Pete Potter to go into executive session. Motion seconded by Ed Gales and carried unanimously.

Motion made by Andy Calderoni to leave executive session. Motion seconded by Pete Potter. Motion carried unanimously.

COMMITTEE REPORTS

- (1) Tax Collection Committee: Report by Damian Ranelli
 - (a) \$13,825.32 is owed to us to date from first installment of fiscal year.
- (2) Land Management Committee:
 - (a) Motion was made by Pete Bransfield to have Bob Miller Fence Co. repair vandalized fence at Third Avenue right-of-way and provide details about what parts of fence were damaged. We will have it repaired by Bob Miller Fence Co. and will send bill to James Amato and Dave Garvey. President of Cedar Crest. A copy of the police report will also be sent to said mentioned individuals. After submitting bill to Mr. Garvey, we will give Cedar Crest 30 days to pay from when we mailed the bill. This motion was seconded by Marlena Whaley and carried unanimously.
 - (b) Storm in August moved stone wall by big rock jetty. As a result some large stones need to be put back in place.
 - (c) Motion made by Eloise Kunnick to authorize LMC to have Bob Miller Fence Co. repair vandalized fence at Second Avenue right-of-way to its

original specifications. Motion seconded by Pete Potter and carried unanimously.

- (d) Fagan Hirst has trimmed bushes by Hogan right-of-way.
 - (e) Plautt started late in season. LMC feels they should be sifting sand at beaches more. He will sift more next year if his contract is renewed. Plautt has also removed logs from some of our beaches.
- (3) Jetty Management Committee:
- (a) Andy Calderoni and Damian Ranelli have walked beach and took note where jetty patch repairs are required. Damian will make the repairs himself.
- (4) Social / Recreation Committee: by Sandy Gales
- (a) Looking for a projector to be used on beach from proceeds of T-shirt sales.
 - (b) Pot Luck Supper in 2011 will be planned for a different date so it can be more easily attended by district members.

OLD BUSINESS

- (1) Web Site Policy
- (a) Tom ODell passed out draft copy of Web Site Policy which was reviewed by BOD.
Pete Potter made motion to put copy Web Site Policy on the Chapman Beach Web Site. Ed Gales seconded the motion which was carried unanimously.
 - (b) We have exceeded the budgeted cost of the web site setup. \$500 was budgeted but estimated cost may be \$1200 for the setup of the web site. After initial setup, cost of maintaining web site should be around \$500.
 - (c) There was some discussion concerning putting unapproved minutes on the web site.

NEW BUSINESS

- (1) The Board of Directors next regularly scheduled quarterly meetings will be as follows:
January 20, 2011
March 27, 2011
- (2) Fox Lane

- (a) Is in need of repair.
- (b) \$500 has been budgeted for road repairs.

Motion was made by Pete Bransfield and seconded by Pete Potter to use the budgeted amount and have Damian Ranelli repair Fox Lane. Motion carried unanimously.

- (c) Andy Calderoni volunteered to be in charge of Road Management going forward.

(3) Swim Lines

- (a) Are in disrepair.
- (b) Nylon needs to be replaced.
- (c) Buoys need to be painted.

Motion was made by Andy Calderoni to approve \$1200 to repair swim lines. This was seconded by Ed Gales and carried unanimously.

(4) Road Management: Action regarding paving and drainage installation of Chapman Avenue from Second Avenue west to end of the road.

Attendance: Eight of nine BOD members were present and voting.

- (a) Motion was made by Andy Calderoni that the District of Chapman Beach's Board of Director's contract with B & L Construction, Inc. to pave and upgrade drainage on the section of Chapman Avenue from 2nd Avenue west to end at a cost of \$26,137, and that all work be performed per the Board's specifications, as submitted with B & L's proposal dated September 15, 2010.

Motion was seconded by Pete Bransfield and carried unanimously.

- (b) Motion was made by Pete Bransfield: That the Board of Directors of the District of Chapman Beach authorize the paving and installation of drainage modifications of Chapman Avenue from 2nd Avenue west to end, contingent on a written and signed legal agreement with the District of Cedar Crest stipulating the following:

- ◆ That the District of Chapman Beach, sole owner of Chapman Avenue from First Avenue west to the end, is the controlling agent for any repairs or modifications to that section of Chapman Avenue.

- ◆ That the District of Cedar Crest will provide in an escrow account the full amount of B & L's cost estimate of \$26,137 to

pave and install drainage upgrades on section of Chapman Avenue from 2nd Avenue west to end.

- ◆ That escrow account be dedicated to B & L Construction, Inc., and require release signatures from both District of Cedar Crest and District of Chapman Beach.
Further, that the District of Cedar Crest attorney draws up the legal agreement with terms as described above.

Motion was seconded by Eloise Kumnick and carried unanimously.

Motion made by Pete Bransfield, seconded by Pete Potter to adjourn meeting at 9:22pm.

Minutes submitted by
Jon Dymczyk
Clerk