

**District of Chapman Beach  
Board of Directors Meeting  
Thursday July 21, 2011  
Mulvey Community Center**

Members Present: Andy Calderoni, Tom ODell, Damian Ranelli, Pete Bransfield, Jon Dymczyk, Marlena Whaley, Eloise Kumnick, Ed Gales

**CLERK'S REPORT**

Motion made by Tom ODell to approve minutes from 5/21/11 Annual Meeting of membership. Motion was seconded by Pete Bransfield and carried unanimously.

Motion was made by Tom ODell to accept minutes from 4/11/11 Board of Directors meeting. Motion seconded by Pete Bransfield and carried unanimously.

**TREASURER'S REPORT:** by Tom ODell

- (1) Financial Report dated 7/13/11 was passed out for review.
- (2) Collection rate of tax collection is currently approximately 92%. Damian Ranelli to report new collection rate at next meeting.

Motion made by Marlena Whaley to accept Financial Report dated 7/13/11. Motion seconded by Damian Ranelli and carried unanimously.

**PRESIDENT'S REPORT:** by Andy Calderoni

Nothing to report at this time.

**EXECUTIVE SESSION:**

Motion made by Tom ODell to go to executive session. Motion seconded by Damian Ranelli and carried unanimously.

Motion made by Tom ODell to leave executive session. Motion was seconded by Pete Bransfield and carried unanimously.

**OLD BUSINESS:**

- (1) Paving of Chapman Avenue
  - (a) Andy Calderoni met with Dave Garvey and Jim Amato on 7/17/11 to discuss paving project.
  - (b) Cedar Crest would like to reduce drainage criteria on specifications.
  - (c) Cedar Crest would like road and drainage quoted to them directly.
  - (d) Cedar Crest would also like their portion of Chapman Avenue quick deeded to them.
  - (e) Cedar Crest would like us to pay for half of road and drainage.
  - (f) Andy Calderoni told Cedar Crest that we would perform work as outlined in previous proposal outlined at 9/16/10 Board of Directors meeting. This motion to be put on file or record with Town of Westbrook constable.

**LAND MANAGEMENT:**

- (1) Mr. Plautt who owns company who cleans our beaches attended this portion of our meeting.
  - (a) Mr. Plautt pointed out it was difficult to clean beaches properly due to boats left on beach.

- (b) Also pointed out that jet ski left on the beach blocks access to ramp and makes it difficult for sifter to get on the beach.
- (c) Mr. Plautt said that best sand on the beach is located where the boats are.
- (d) Mr. Plautt also said he removed trailer loads of shells from our beach.

(2) Signs

- (a) Ed Gales has signs on order.
- (b) He has design and type.
- (c) Would like the following verbiage on signs: no parking on street, speed limit, private, no outlet ❖

(3) Dog Signs

- (a) Damian Ranelli talked to two members who would like dog signs.
- (b) Eloise Kumnick stated that dog signs on right of ways to beaches were not a good idea.
- (c) Recommendation was made to put dog signs on bulletin board.

Motion was made by Pete Bransfield that we put Dog Sign Issue on agenda for August meeting of membership. Motion seconded by Marlena Whaley and carried unanimously.

(4) Stairs

- (a) Andy Calderoni getting quotes for Third Avenue stairs. Initial quotes were very high.

(5) Website

- (a) Andy Calderoni said we should make recommendations to Steve and Eloise Kumnick for any changes to the site.

(6) Kayak Rack

- (A) Andy Calderoni said we can fit 12-14 kayak rack on wall by Grogan property.

(7) Land Management Committee

- (a) Silt fence on upland portion of beach to be removed.
- (b) 2nd Avenue hedges on right-of-way have not been cut.

(8) Recreation Committee

- (a) Bingo and movies are being done on beach.

**NEW BUSINESS:**

- (1) Email list was forwarded by Andy Calderoni to Eloise Kumnick to keep on file.
- (2) Bob Glynn would like variance for easement so they can construct septic tank on their property.
- (3) Council of Beaches: We need to see if someone is representing us. Ken Sullivan will do this if we can❖t find anyone.
- (4) Swim Line Complaint
  - (a) Formal complaint was made to DEP on the color of our buoys in the corners of swim area.
  - (b) Also someone made complaint that a jet ski was being loaded and unloaded in this area.

Motion made by Pete Bransfield and seconded by Eloise Kumnick to adjourn.

Submitted by  
Jon Dymczyk, Clerk