

**District of Chapman Beach
Fall Property Owners Meeting
Saturday, August 27, 2011
Mulvey Municipal Center**

Board of Directors present: Andy Calderoni, Tom ODell, Eloise Kumnick, Jon Dymczyk, Marlena Whaley, Damian Ranelli

Andy Calderoni called meeting to order at 10:07am.

CLERK'S REPORT

Motion made by Kevin Kinsella to accept minutes from 5/21/11 annual membership meeting. Seconded by Jack Diaz and carried unanimously.

TREASURER'S REPORT

- (1) Financial Report dated 7/13/2011 was reviewed by members.
- (2) Currently have 90% collection on District taxes.
- (3) Two years ago the District had \$55,000 in uncollected taxes. We are currently down to \$10,000 in taxes uncollected.

CORRESPONDENCE: None to report at this time.

OLD BUSINESS

- (1) Aramony legal defense update.
 - (a) Recent court action required 7 days.
 - (b) Matt Ranelli to get official court transcript.
 - (c) Judge has 120 days to make a final decision on court case.
 - (d) Joan Reinhart asked how the case went. Tom ODell responded that he could not tell but felt decision would be a toss up.
 - (e) We have not been billed, so a bill will be forth coming on the case.
 - (f) Mark Grogan asked if Aramony can appeal. Tom ODell responded that she could appeal.
- (2) Paving and Drainage of Chapman Avenue
 - (a) Cedar Crest will pay for their portion of road and drainage.
 - (b) Chapman Beach Board of Directors wants to assert our ownership of roads. All quotes and documents to be in the District of Chapman Beach name.
 - (c) John Riggio provided specifications for drainage.
 - (d) Our portion of First to Second Avenue has been budgeted and approved by membership.
 - (e) Cedar Crest still needs to vote on and approve their portion.
 - (f) Jim Mallozi asked what the cost of our portion would be. Andy Calderoni responded that it would be around \$7000.00
 - (g) Patty Pandolfe asked about the plowing at end of Chapman Avenue. Andy Calderoni will look into this. This is a private road and the town does this for us.
 - (h) Maureen Mallozi asked if there were other roads in the District that needed repair. Andy Calderoni said that is reviewed at Board of Directors meetings.
 - (i) Jack Diaz noted that gravel was dumped on Fox Lane and nothing was done with it. Jack would like this done more professionally in the future. Damian Ranelli stated that the gravel was dumped to cover roots.

- (j) Pete Potter stated that many of our roads are town roads and the town has not done much to maintain them.
- (k) Ken Sullivan who was a representative for the Council of Beaches pointed out that only one of seventeen beach roads have been approved for paving by the town in the last five years.
- (l) Joan Reinhart said that our taxes are high and we get very little in the way of services from the town to show for it.
- (m) Patty Pandolfe will bring up the subject of high taxes when she attends the next Council of Beaches meeting.
- (n) Dave P. ♦s house was blocked by snow plowing this winter. Andy Calderoni to address this with the town.
- (o) Scott B. said that his property was in a trust so he cannot vote in town or District meetings. Andy Calderoni stated that this is correct and is a potential problem. Tom ODell said that you can register in Westbrook if you want to vote.

(3) Chapman Beach Signs

- (a) Ed Gales presented various designs of signs that would be placed on the Boston Post Road.
- (b) The town does not require a permit for these signs.
- (c) The owner of property where signs will go has given us permission to put signs there.
- (d) The signs will go in three weeks after they are produced.

(3) Kayak Racks

- (a) Andy Calderoni was requested to build kayak racks to relieve clutter on the beach.
- (b) Proposed rack would be put on wall at end of Second Avenue right-of-way.
- (c) Scott Brickey concerned that kids may get injured playing on these racks.
- (d) Jim Mallozi asked if our insurance is affected if someone gets hurt playing on them.
- (e) Tom ODell recommended that we contact our attorney and insurance carrier about potential liability.
- (f) Kevin Kinsella stated that he is in favor of kayak racks.
- (g) Mark Grogan ♦s son was going to make kayak racks as part of a scouting project but their town was against them.
- (h) Andy Calderoni announced that installation of kayak racks would be put on next Board of Directors meeting. If Directors approve it, it will be put on agenda of next annual meeting and be voted on and put into budget if approved by membership.

NEW BUSINESS

(1) Boats on beach

- (a) Jet ski was removed from swim area on Sunday by truck that drove onto the beach. Department of Environmental Protection informed Andy Calderoni we should have been issued a ticket for this infraction.
- (b) Question arose whether boat access should be restricted to our beach by some sort of gate or chain by our ramp.
- (c) Keith Sullivan stated he had to pay Sea Tow to remove his boat recently. This was very expensive. He said that whatever we do, it shouldn♦ be made too restrictive.
- (d) Jeff ? wants boat access blocked with chain and lock with someone responsible for keys to let people come and go.
- (e) Dave Penksa asked if we were in violation because our launch is in front of the swim area. Andy Calderoni said that we were not in violation.
- (f) Margaret Kinsella stated that beach cleaning people would need keys if the beach access is blocked.

- (2) Pet droppings and signs
 - (a) Complaints have been made about people bringing their dogs on the beach and leaving them there all day during peak usage times.
 - (b) Question arose whether we should keep dogs off beach, limit them to certain hours, and put out signs stating dog policy.
 - (c) Marybeth Calderoni felt renters were main violators. She recommended that people should post good neighbor policy inside cottages letting them know our policy as it relates to dogs.
 - (d) Tom ODell pointed out that the town selectmen have banned all dogs from the town beaches.
- (3) Good Neighbor
 - (a) Updated good neighbor policy was distributed to members.

COMMITTEE REPORTS

- (1) Land Management Committee -
 - (a) Mr. Plautt who does our beach cleaning told us we should have sand put on main beach for replenishment.
 - (b) Sand was put on Dibble Beach when jetty was constructed.
 - (c) Pete Bransfield stated that Plautt does not rake beach with tractor on main beach.
 - (d) Kevin Kinsella would like to see sand budgeted for both beaches next year.
- (2) Recreation Committee -
 - (a) Recreation Committee is selling tee shirts and sweatshirts.
 - (b) Projector used for movies on beach works great.
 - (c) Sand Castle event had 28 children attend.
 - (d) Thursday evening activities include bingo and movies.
 - (e) Fourth of July parade was a success.
- (3) Council of Beaches: by Patty Pandolfe
 - (a) Mooring permits will be required by the town in 2012.
 - (b) Scholarship was awarded by the Council of Beaches.
 - (c) Farmers Market is each Thursday from 11:00am - 3:00pm at Westbrook Mall.
 - (d) There will be a new Shoreline East train terminal in Westbrook.
 - (e) Westbrook and Clinton will be building a shared animal facility.
 - (f) Town is currently conducting appraisals.

Tom ODell

- (1) Andy Calderoni congratulated Tom on the last ten years of service to the District.
- (2) Andy presented Tom with a sign: ❖ODell Way❖ that will be placed on bulletin board at the First Avenue
- (3) 1st avenue right-of-way will be renamed ❖ODell Way❖.

Motion to adjourn meeting at 12:30pm by Ken Sullivan. Motion was seconded by Jack Diaz and carried unanimously.

Submitted by Jon Dymczyk
Clerk