

DISTRICT of CHAPMAN BEACH

BOARD of DIRECTORS MEETING

MONDAY OCTOBER 20,2014

6:00PM

MULVEY CENTER NORTH ROOM

6PM call to order. Present Andy Calderoni, Pete Potter, Eloise Kumnick, Marlena Whaley, Damien Ranelli, Patrice Horan

Clerk's Report. Fall meeting minutes accepted.

Treasurers's Report. We have \$62,730 in our account. We owe \$39,559. We are where we should be. We still have hedges to trim on 2nd Ave ROW. Recreation needs to keep control of budget. They need approval to go over budget. Discussion followed regarding recreation events funding through tee shirt sale money. Accept treasure's report.

President's Report. We received another letter from Mrs. Reinhart protesting the placement of rocks. There will be no response to her letter about the partial payment of taxes.

Old Business.

All Habitat's plants were placed with a soaker hose. Grass will be planted in the Spring. We need to remove the Bittersweet, everything should be clipped. maintenance of the wall should be part of the landscape contract. Motion made and accepted to have Anthony clear up the wall when he is working on the hedges.

Stair railing needed on the western side of the stairs of Odell Way. Diagram was provided. Grass will be hard to maintain on outer side of fence and ground cover might be a solution. We need an estimate.

We are not able to reinstall the bollards. A single bollard in the middle may be all we need. Discussed different options that would allow a wheelchair to get through. Andy will draw something up. We need something that is removable in an emergency.

1961 Boston Post Rd. Project. The letter from Attorney Marjorie Shansky infers that this may be an uphill battle and that she is continuing the process. She has been contacted by the attorney from VISTA and Attorney Casella and met with them. The property on Cherry St was offered. They offered to make the project on the Boston Post Rd aesthetically attractive. Mr Bocarossa does not want to change the density of the project. What matters most to our members is the beach rights. Tom will contact Suzanne McCauley and discuss the process of zoning change.

Roman overdue taxes. Motion to go into executive session. two property owners will receive letters about back taxes.

Parking on 23 Chapman Ave. Letters have been sent to Carole Wolfe. Presently there is a dumpster on Fox Lane. Another letter will be sent. We are waiting until November for the Traffic Commissioner to address the issue. Safety is our concern.

Pete Bransfield Memorial Bench. Marlana has done some research. Some discussion about chairs and planters behind the rocks at the end of Chapman Beach Rd. A 6 ft bench was agreed upon. Pete Potter will collect the money.

There is concern about a sink hole at the end of 2nd Ave. Bench placement should not proceed until the sinkhole area is stabilized and runoff addressed.

Reports. Land Management. We have already discussed stairs on 2nd Ave need to be stabilized. We need safer stairs going down the hill. Can we use Capital Improvement funds? Recreation Committee. No report. Thanks for all the successful activities this past summer. Council of Beaches. No report.

New Business. Replacement of clerk. Patrice Horan will be the recording clerk. David Oscella is appointed to replace Jon Dumzik who has resigned. Other nominees are encouraged to run for the Board in May.

Communication within our board. As always we need to respect our members in all communications. We also need to communicate more effectively.

Overpayment of taxes by Fagan Hurst. After much discussion, it was decided to return the funds to Fagan Hurst

Meeting Adjourned. Next meeting is Jan. 26, 2015