

District of Chapman Beach

Annual meeting
Saturday, May 30, 2015
Mulvey Municipal Center
866 Boston Post Rd, Westbrook

President called meeting to order at 10 am. Present- Tom O'Dell, Dave Osella, Ed Gales, Pete Potter, Andy Calderoni, Marlena Whaley, Eloise Kumnick, Patrice Horan, and Damien Ranelli. About 21 members of the Beach Association were also present.

Clerk's report: The minutes from the Fall meeting 2014 were accepted.

Treasurer's Report: We have \$65,000 in the bank. We have funds for a possible storm relief. We have \$8,000 for legal fees. We still owe \$30,000 in beach repair that we are paying down monthly. Report was accepted.

President's correspondence: The board received a note of thanks from Harriet Bransfield for the memorial bench for her husband, Pete Bransfield.

Old Business: The seawall at the end of Chapman Beach Rd. was repaired, it looks really good. The landscaping on the "living wall" has been completed by All Habitat. The Diluigi's have graciously allowed us to use their water to help in their establishment. Jim Mallozzi voiced concern about the state of the 2nd Ave wood steps to the beach. The Good Neighbor Policy was mailed to all members. We are putting down fresh sand and would like all members to remove their belongings before this occurs. Members are again reminded not to park on the street. No animals are allowed to be on the beach between 9am and 6pm. Please make sure your renters are aware of these policies.

New Business: Pete Potter presented the 2015-2016. Some discussion about having budgeted enough money for potential legal problems. If more money is needed a special meeting will be called. The Budget was approved unanimously.

Election to Board of Directors. Marlena Whaley, Eloise Kumnick, Dave Osella were all elected for 3 year terms.

Election of Officers. All present officers will retain their posts.

Route 1 development update. The 1961 Boston Post Rd being developed for Vista is 24 condominiums. We have appealed the zoning change from NCD to PRDD and construction has stopped for now. The case won't go to court before Thanksgiving. The plaintiff is John Pellico. We have negotiated some improvements in esthetics. We have requested the builder, Mr Bocarossa, release the Cherry St. property and any claim to beach rights. We have also requested the bus stop be moved away from Chapman Beach Rd. We have asked them to limit the number of vans parked to two. Presently it awaits a judicial settlement. Many hours have been spent by volunteers to negotiate these concessions. If we are successful in our appeal, much of the attorney's fees will be paid for by the developer.

Tax collection. In 2000 Chapman Beach became a taxing district. Our policies for tax collection are consistent with the Town of Westbrook. We are presently owed some back taxes and have been quite successful in collecting them since the addition of a tax committee. Tax law has changed making it easier to go to foreclosure over unpaid taxes. Letter will be sent to all members explaining the process. The members are notified 6 times before they are sent to an

attorney. The actual taxes are dwarfed by the legal fees. We cannot give any more details about specific members who owe back taxes.

Committee Reports. Land Management. The Good Neighbor Policy was reviewed. The stairs on 2nd Ave will be refurbished. Janet O'Donald will still be giving out boat stickers for kayaks. our beach cleaner, Anthony will not remove chairs and personal belongs to clean the beach. If you live close to the beach or are not using your kayak please consider taking it home. We still need planter's for the Pete Bransfield bench. Any volunteers?

Recreation. The committee has been planning some events. June 27, 2015 10am- Wake up to Summer, July 18, 2015 - Chapman Beach Party, Aug. 29, 2015-Wine Down. The dates will be posted on the bulletin board. Volunteers are always appreciated. There will be no T-shirt sales this year.

Council of Beaches. The Council is composed of 17 beaches. A big thank you to Patty Pandolfe for her many years as our representative. Presently they are working on a Blight Law as Westbrook does not have one. Ed Gales has volunteered to be our representative.

Motion to adjourn at 11:25 am.