

**DISTRICT OF CHAPMAN BEACH
Fall Property Owner's Meeting**

**SATURDAY, SEPTEMBER 5, 2015
10 AM TO NOON**

**MULVEY MUNICIPAL CENTER
866 Boston Post Road, Westbrook, CT**

CLERK'S REPORT: Motion to accept minutes from annual meeting made by Damian Ranelli, seconded by Davis Osella.

TREASURER'S REPORT: We are doing well. At the end of Aug we have \$75,942 in the bank. We owe \$28,548 on our loan. We have a tax collection rate of 95%. We are on budget. Vote to accept made by Marlana Whaley, seconded by Davis Osella.

OLD BUSINESS:

1961 Boston Post Road. At this point nothing is settled. The appeal continues as negotiations have broken down. Attorney Shansky has had no further contact, at our instructions. We are still willing to negotiate and are waiting for the release of records before we proceed. Both sides have 90 days to release records. The court date is Feb 2016. Hopefully we can settle. Some discussion about our legal budget. If we need more money for the budget we will have a meeting. Questions were raised about the legality of what the builder is doing at this time. The answer is so far everything is legal. A recap was had of the negotiations that have taken place. Some of the issues are -obtaining a small parcel of land on Cherry St from the builder, Mr Boccarosa, documentation that the occupants of the 1961 Boston Post Rd have no beach rights, the placement of Chapman Beach signs on our side of the Dibble House, appropriate and attractive landscaping of the project, reduce size of the storage shed, move bus stop away from Chapman Beach and no large buses parked on the property. Vans are OK. We continue with our lawsuit with the town about PPRD. We contend that the decision was derelict. The building will be one of the largest on Route 1. A discussion was had about the need for a negotiating committee. We need to be transparent.

Non-Members on the beach and the guard update. The guard has needed to turn people away. Next year we may need to increase the hours. A suggestion was made to give the guards special shirts. There are a lot of renters making the job more complicated. Owners are responsible for explaining rules to their renters.

Tax Collection. Pete Potter says a few people missed their July payment. We are working to resolve ongoing collection. Questions were raised about our tax collecting policy. The District's tax collection is done in the same manner as the Town of Westbrook.

Good Neighbor Policy. Per our discussion with the District attorney regarding protection of beach rights it has been advised that our "guidelines" should be tightened up and incorporated into the bylaws.

NEW BUSINESS:

We are seeking advice of legal counsel about what defines a member. We are exploring the situation. We have set aside \$4000.00 for this.

COMMITTEE REPORTS:

Land Management. Anthony is working hard to keep the beach clean. People leave their chairs on the beach making it more difficult. We need new stairs on the 2nd Ave ROW. People are enjoying the Bransfield bench. Thank you to all who helped to landscape it. There was some discussion about the quality of the beach sand that was delivered. The sand must be approved by the DEP.

Recreation. Thank you from the Recreation Committee to all those who supported the beach activities. The Wake Up to Summer, Family Day, and Wine Down events were very successful and enjoyed by all who attended. The committee would like more volunteers and ideas. The tee shirts are coming back. A vote on the new design took place. There was some discussion about the liability of providing alcohol at these events. Janet O'Donnell was thanked for again registering the boats on the beach.

Council of Beaches. Ed Gale is our new representative. The Council consists of 17 beach associations and 4 taxing districts. There are 5 meetings in the summer. River Cog is a conservation group that has representatives from 17 towns that border the Connecticut River. A River Cog representative spoke at the last meeting and discussed a project they are working on with Middle Beach to save the marsh. Another committee is the Harbor Committee that is regulating moorings and the Traffic Committee which is regulating speed bumps. The Council is working on a blight ordinance for Westbrook. This needs approval at a Town meeting. There was some discussion of traffic calming techniques for Chapman Beach. One idea was for a traffic camera. People are encouraged to call the police if someone is driving dangerously or speeding. Another issue is a Hammer Law to prevent construction at the beach during the summer.

Patty Pandolfe asked who are lawyers are. Marjorie Shansky is handing our 1961 appeals. John Watts is working with tax collection. Suzanne McCauley is working with Beach Rights.

Move to adjourn made by Jackie Coppes at 12n, seconded by Damian Ranelli