

DISTRICT OF CHAPMAN BEACH
Annual Meeting

SATURDAY, May 28, 2016
10AM to NOON
MULVEY MUNICIPAL CENTER
866 Boston Post Road, Westbrook

AGENDA

PRESIDENT CALL TO ORDER at 10:10am

Present: Andy Calderoni, Pete Potter, Damian Ranelli, Ed Gales, David Osella, Eloise Kumnick, Tom O'Dell, Marlana Whaley, Patrice Horan

CLERK'S REPORT: minutes from the Fall Meeting read and accepted. Motion to accept made by Damian seconded by Ed Gales. Motion passed.

TREASURER'S REPORT: We have \$62,023 in the bank, we owe \$21, 600 on the Storm Sandy loan.

PRESIDENT'S CORRESPONDENCE: None.

OLD BUSINESS:

1961 Boston Post Rd. The lawsuit resulted in a settlement with most of our conditions met. The building is now under construction with fall occupancy expected. Our concerns were landscaping, resident's using our beach, placement of signs and placement of the bus stop.

Purchase of Lyons properties. We had a special meeting to buy small properties to prevent them from being bought by someone who might exploit their use, such as forming a beach club. Question from Bill Glynn about us getting an ordinance to prevent such a formation. We are pursuing getting an ordinance to define what makes a Chapman Beach member. Our attorney, Suzanne McCauley is working with us.

7 Hogan Rd. The new owner, Mr. Vitale has tried to get a variance to move the house closer to the water. This was not granted by the town of Westbrook. He is trying to convert the cottage to a year round home. Our association did grant him an easement for the power lines.

Chapman Beach Rules. After discussion with the District's attorney it was determined that the District should have substantive rules in place in order to prevent overburdening of the beach. The Rules of the District of Chapman Beach were sent to all home owners and replaces the Good Neighbor Policy. Bracelets need to be shown to the beach guard in order to gain access to the beach. Sandy Gale has more bracelets. Janet O'Donnell is in charge of boat registrations. Please don't leave your kayak on the beach if you are not going to use it. Also, please store your kayak upside down. No one is to leave personal items on the beach overnight. Please be considerate of you neighbors.

NEW BUSINESS:

2016-2017 Budget Vote

Pete Potter presented the 2016-2017 budget. One change expected for 2017 is that we will have the beach guard 7 days a week if it is deemed necessary. The recreation committee was given \$500.00 in a line item transfer. Question about the amount the beach pays for insurance. Should we pay for the beach we don't use?

Motion to accept the budget of \$55,316.00 made by Damien seconded by Bob Algiers. Motion passed.

Elections to Board of Directors

Three members of the BOD have completed their terms. Tom O'Dell has chosen not to seek another term. We thank Tom for the countless hours he has donated to Chapman Beach. His calm and gracious demeanor along with his great knowledge of Chapman Beach has been a great asset to our community. We hope he will continue to be a resource for us in the years ahead.

We have received nominations from members of the Chapman Beach District. We appreciate all of those who have volunteered for positions on the BOD. The election required a runoff election as three members were tied. The three newly elected BOD are Pete Potter, Diane Fuller, and Nicole Vitrano. Diane Fuller will assume the role of Treasurer.

Elections of Officers

Andy Calderoni, President

Marlena Whaley, Vice President

Diane Fuller, Treasurer

Patrice Horan, Secretary

COMMITTEE REPORTS

Land Management. The beach has had its spring cleaning and watercraft may now be placed on the beach. Anthony will remove shells above the high tide mark. A split rail fence has been extended in front of the Grogan property. We need a new bench for the end of Second Ave. A bike rack should be arriving shortly.

Recreation. Linda Kinsella has received resignations and has thanked Sandy Gales, Margaret Levy, and Diane Fuller for a job well done. We need volunteers for this committee. It brings a great community spirit to Chapman Beach. We will be selling T-shirts again with the original design. They will be gray with blue lettering.

Council of Beaches. The first meeting of the year was May 2, 2016. They are working on getting a count of the number of moorings off the beaches. The next meeting is June 2. They are working on a blight ordinance and a traffic report.

Motion to adjourn made by Linda Kinsella, seconded by Damian Ranelli.