

DISTRICT OF CHAPMAN BEACH  
Annual Meeting  
SATURDAY MAY 27, 2017  
10AM to NOON  
MULVEY MUNICIPAL CENTER  
866 Boston Post Road, Westbrook

PRESIDENT CALL TO ORDER AT 10:08

Present: Andy Calderoni, Pete Potter, Damian Ranelli, Eloise Kumnick, Marlana Whaley, Patrice Horan, Nicole Vitrano, and Diane Fuller. Absent David Osella.

CLERK'S REPORT: Minutes from the May 28, 2016, Annual Meeting accepted. Motion to accept made by Bob Alger seconded by Sue Potter. Motion passed.

TREASURER'S REPORT: Diane Fuller reported that the review of our finances by 3 non-board was performed. The review is necessary whenever there is a new treasurer. The members Brendan Leary, Jeff Picciolo, and George Zinser found our finances to be in good order. Diane thanked all three Chapman Beach members for their work. Mike Zubretsky requested a copy of the finances in a flow sheet format. Diane said all members are welcome to see the records reviewed by Mahoney / Sabol, an accounting firm. Please email Diane to request this. We have \$79,000 in the bank. We only have \$1300.00 in delinquent taxes. This is a big improvement. Copies of the budget were provided to all. Motion to accept report made by Damian seconded by Marlana.

PRESIDENT'S CORRESPONDENCE: This has been a difficult year for members of Chapman Beach as we have lost four neighbors, Larry Hogan, Pete Kinsella, Yolanda Canzanella and little Kate Amato. We have made appropriate donations to commemorate them. Andy asked for a moment of silence. Andy received a letter for the Council of Beaches about a survey of sidewalks. There is no news about the Vitalie property (formerly Father Pfnaush's house). We have no pending legal issues.

OLD BUSINESS. The building at 1961 Boston Post Rd is completed. It is almost full. There was an open house at the end of April which Andy attended. Andy met with the president of the Association Steven Siegilaub. The building is beautiful with large common areas to accommodate the community it serves. They are going to be good neighbors. They will probably be walking around the streets of Chapman Beach which is their right as the streets are public. The retention pond is being redone for the third time. The town engineer is involved. Gates will be added around the dumpster and plants will be added. Our sign is on the property. Mike Zubretsky voiced a concern about the bus stop being unsafe. They are working with the State of Connecticut to obtain a traffic light. George Zinser asked for more detail about the white tarp on the beach. Ed Gales spoke about the need to have the white tarp covered with more with plantings and if we had a warranty from All Habitat. We do not.

NEW BUSINESS. The Paving of 1st Ave. The town of Westbrook has paved most of the roads at Chapman Beach. First Ave is not a public road. We have gotten some bids to pave the entire length of 1st Ave. We plan to pave in the Fall. George Zinser expressed concern about not getting more bids and asked if getting the road paved is a done deal. Andy explained that getting the road paved is part of the budget. Voting yes to the budget is yes to having the paving. There was a budget work meeting on Saturday, May 20, when the budget was discussed. This meeting is open to all members. Discussion followed about the merits of paving the road vs lowering taxes. During the discussion Andy said he would get a third bid. 2017-2018 Budget Vote. Prior to the vote there was much discussion about whether or not there is a need for more sand. Some people like the quality of our red sand while others would like new sand brought in. Ed Gales asked that more sand be added to keep down the shells and debris that accumulates over the winter. Some discussion about why sand is not a line item. Answer is because we don't always spend it. Money is available in Capital improvements. Ed Gales stated that monies are in the 2016-2017 budget and would like it spent the current fiscal year. Andy advised that the BOD would make a determination about the need for sand after Anthony (our beach cleaner) has moved some sand from under the boat storage area.

We will pay off our Super Storm Sandy loan from Essex Bank by July. This will negate the need for another accounting audit from Mahoney / Sabol and thus save money. The present budget will not require a raise in taxes as we have the available cash. Some homeowners saw a change in their tax bills. Ed Gales inquired about when was the last time we sought bids for our insurance needs. Pete said 3 years ago from 3 different companies. Budget passes.

Election of Officers. We have 3 positions up for vote this year. The three incumbent Board of Directors are running again. Janet O'Donnell, has also agreed to run for a position. Election took place with paper ballots. Charlotte Stabach and Mike Zubretsky counted the votes. Damian Ranelli, Andy Calderoni, and Patrice Horan have been reelected and will stay on the board. Thank you to Janet O'Donnell for her interest. Andy Calderoni will remain President, Marlana Whaley will remain Vice President, Diane Fuller will remain Treasurer and Patrice Horan will remain as the Clerk. Motion to accept the late made by Brian Gooley and 2nd by Dale Langlois. Slate accepted.

COMMITTEE REPORTS: Land Management. The beach has been cleaned. Members can put their boats on the beach and kayaks can be put on the racks. Thank you to Mai Picciolo for watering the flowers by the Bransfield bench. The bollards will be open at this time. Recreation Committee. Presently Mary Beth Calderoni is the committee. There will be a Wake Up to Summer in early July. Is there an interest in more T-shirts? If so they will be ordered.

Council of Beaches. Ed Gales reported there was meeting on May 3rd. A topic discussed was a need for sidewalks throughout the town. There is a town wide Food Pantry at St. Marks Church. There is a committee for traffic calming measures such as flashing Speed sign. there are two in town. We are on their schedule to receive one. At the next town budget meeting a Blight Ordinance is being prepared. This is motivated by the Council of Beaches. Andy is our representative to the Harbor Commission. They are working to manage the beach moorings as some are dangerous. There are 14 moorings available for \$250.00. They are working to dredge the river entrance to some marinas. If anyone has a question about beach moorings please contact Andy.

MOTION TO ADJOURN at 11:40 made by Linda Kinsella seconded by Damian Ranelli