

**District of Chapman Beach
Board of Directors Fall Quarterly Meeting
Monday October 16, 2017, 7:00
Mulvey Center Conference room**

Agenda

Members present: Andy Calderoni, Marlena Whaley, Pete Potter, Diane Fuller, Nicole Vitrano, David Osella, Eloise Kumnick; absent Patrice Horan, Damian Ranelli

Call to order 7:04p.m.

- Clerk's Report: Minutes from Fall Member's Meeting offered for acceptance. Diane Fuller made motion to accept minutes with Marlena Whaley offering the second. Motion passes. Pete Potter made motion to also accept BOD meeting minutes of the same date, second by Marlena Whaley. Motion approved.
- Treasurer's Report: Diane Fuller stated quarterly expenses are consistent with budget. Paving of 1st Ave. was a big, but anticipated expense. The Recreation Committee ended the season with \$271 profit on T-Shirt sales. Tax delinquencies are up from last year with three members who owe taxes for both this year and last year. Procedures are in place to recoup taxes; Andy Calderoni will contact members and explain the process if necessary. Motion to accept report made by Nicole Vitrano; Pete Potter offering second. Motion passes.
- President's Report: A letter has been sent to Justin Murphy, attorney for Mike Zubretsky as a response for additional emails and other correspondence requested by Mike Zubretsky under FOIA. Motion to accept President's Report made by Marlena Whaley; second Diane Fuller. Motion passes.

Motion to enter Public Session

- Recreation Committee Report – None.
- Watercraft registration report –None.
- Council of Beaches Report: None
- Sand Committee – As the committee is being tasked with gathering data that the BOD will use to make decisions regarding sand, Mike Zubretsky requested a BOD member join this endeavor. Marlena Whaley offered to assist committee members Mike Zubretsky, Ed Gales, and Janet O'Donnell.
- Jeanne and Peter Lovely inquired about 7 Hogan Road (Vitali property) and its lack of development. Andy gave brief history of property since its purchase by current owner.
- Mike Zubretsky clarified his expectation of making the BOD a better run organization and his hopes that all of CB get back to being neighbors.

Motion to end public session and return to BOD Meeting – Marlana Whaley with Pete Potter as second.

First Order of Business

Discussion and resolution of any issues/requests from public session

- Marlana will be making contact with all members in order to get the Sand Committee started on its task. Current sand committee members are Mike Zubretsky, Ed Gales, Janet O'Donnell. Marlana will serve as BOD member and help with facilitation. The Sand Committee is charged with gathering data to present to BOD for discussion going forward.
- Vitali property – The BOD will keep an eye on any further development requests as it pertains to the District.

Old Business

- FOIA Update – No formal action as of this moment. Andy reiterated BOD agenda of transparency going forward. Diane and Nicole will finalize conversation with Mike.
- Report of status of erosion prevention tarp - Andy gave overview of tarp as it sits currently. There is a large gap where sand has fallen thru resulting in the habitat not establishing as desired; rather habitat has established at base of tarp. Because of the gap it is not possible to add additional grass plants in the middle of the tarp. Andy will look into alternative for ameliorating the situation if there is one.
- 1961 & 1935 Boston Post Road update – None.
- Update of protection of beach rights – Going forward further discussion needed for legal counsel and possible budgeting in 2018/2019.
- Land Management Committee - The Committee reported on the following:
 - Anthony will push sand up adjacent to uplands in hopes of helping with erosion from winter storms on the main beach. A similar approach was considered for Dibble but was determined to be impractical due to the small size of the beach at high tide.
 - More control is needed as to what is placed on CB bulletin board in order to ensure District news stays current on it. Going forward, bulletin board will contain Rules of CB, meeting and event schedules as well as tide chart.
 - An exterminator will be contacted regarding water rats on uplands adjacent to big rock.
 - Paving on 1st Ave. – B & L completed project as contracted. Peter Lovely (15 1st Ave.) spoke in support of a job well done and noted pooling water across from his property is no longer a common problem.

New Business

- Discussion of Board communication practices going forward. Diane Fuller followed up on Eloise Kumnick's request for information as to where the District's deeds, insurances, and important papers are kept. Pete Potter proposed a digital file be kept going forward and left with the presiding President. Further discussion needed.
- Member concern – At the fall meeting a concern was voiced about the septic system of the house at 33 Chapman Avenue and its possible location on the 3rd Ave ROW owned by the District. Pete Potter investigated and advised this is not the case but did note that the house itself is quite close to the property line between both owners.
- Begin discussion of next year's project ideas to budget for in 2018 – Potential projects include moving the bench by the big rock forward, building timber stairs over jetties and repairing the concrete on the Main Beach jetty.
- Beach mooring registration to comply with Harbor Management Commission – enforcement will be done starting in spring 2018 with all moorings tagged that are noncompliant by Harbor Management Commission. Unregistered moorings will be removed. The mooring registration has nothing to do with the District but as a courtesy the District will include information and remind members in our yearly letter.
- Delinquent taxes – Andy has advised he would like to personally remind members of their delinquency in hopes of avoiding the necessity of involving an attorney for collection, which would be the next step under the district's current tax procedures.

Motion to adjourn – Made by Marlena Whaley with Pete Potter as second.

Respectfully submitted,
Eloise Kumnick

Upcoming Meeting

Winter BOD Meeting – 7:00pm, Monday January 22, 2018
BOD meetings at Mulvey Municipal Center