

DISTRICT OF CHAPMAN BEACH
Annual Meeting
Saturday, May 25, 2019
10 AM to NOON
Multi Media Room
Mulvey Municipal Center
866 Boston Post Road, Westbrook, CT

Board Members present: Marlana Whaley, Damian Ranelli, Patrice Horan, Eloise Kunnick, Diane Fuller, Pete Potter, Nick Brault, Nicole , Absent - Dave Osella

CALL TO ORDER- 10:01

CLERK'S REPORT: Minutes of the 2018 Spring Annual Members' Meeting presented by Patrice- motion to approve made by Damian; second by Eloise. Unanimously accepted.

TREASURER'S REPORT: Review of 2018-2019 fiscal status, 59k in savings, 35k in storm fund. Very few delinquent taxpayers, we are in very good shape. Motion to approve made by Damian; second by Nick. Unanimously accepted.

PRESIDENT'S CORRESPONDENCE: Marlana made note of receipt from Susan Potter regarding a letter sent to the Board by an attorney for Mr. Niro.

Tom Riggio has proposed a uniformed guard to service out beach \$21.65 hourly. Keep in the back of mind for future as it is not in our budget.

Jackie Coppes also wrote with regard to Mr. Niro's attorney's letter. She also addressed work done on 3rd Ave. ROW.

Linda Kinsella also wrote with regard to 3rd Ave ROW

Attorney Joseph Yamin, Mr Vitale's attorney, wrote to request an easement for a water line; in past discussion the BOD had voted to not approve at this time.

Patricia Pandolfe emailed with regard to hedges adjoining her property and Fox St. and to the ownership .

Linda Kinsella, 36 First Ave, asked about the outcome of the letter from Attorney Mangiafiaco and if the President responded to the letter. Diane also noted that our ROW's will be discussed at the July BOD meeting.

Sue Potter, Marvin Dr, spoke to the letter and her belief that the BOD should have sent notice about the letter to all the members.

Carol O'Dell, Cherry St, stated that this letter should not affect today's election.

Andy, Chapman Beach Rd, agreed with Marlana that this is a small district and we should not spend our time on small disagreements.

John Johl, Marvin Dr., stated that the letter is a character assassination and libelous.

Furthermore, an anonymous letter is not worth considering and is an insult as whomever shared it with the community is unknown.

Michael Zubretsky, Chapman Beach Rd, wrote that the letter sent to the BOD was signed, it had some facts along with grey areas. The BOD responded appropriately. Andy stated our properties are well known, surveyed, and have been discussed ad nauseum.

OLD BUSINESS: Marlana recognized Terry Barton's passing and all the good she did for our community.

Pam Demiris will be in charge of water craft. Andy stated he has Harbor Master stickers as well. Marlana also spoke to the passing of Tom O'Dell and how much he did for our community. Additionally, he was kind, compassionate and a wonderful beacon for us.

Waldron Drive parking - Permitted. The Traffic Commission has surveyed the road and determined that parking is permitted. State statute says no parking within 25 feet of stop signs. Sand Committee - Report. We have plenty of sand this year.

Nick Breault replaced Andy Calderoni and to fill his term this year.

1935 Boston Post Rd. - Settler's Landing will be developed for use by Vista. Committee members Pete, Nick, Mike, Damian - worked with all parties to ensure Chapman Beach will not be negatively affected. Additionally, in the case of safety for all, Vista will purchase a speed sign to be placed on Chapman Beach Rd. Landscape will be improved on 1961 Boston Post Rd. when the CO is approved for 1935. Wetlands will be improved with the developer by cleaning up the spring leading from behind Mike Zubretsky's home to where it dumps into the creek. Damian and Mrs. Crawford worked with them separately to address drainage issues at their properties.

NEW BUSINESS:

MPC (Major Project Committee) was formed this year to take on projects that occur usually on a one time basis ie; jetty, road.

- This coming season
- 2019-2020 Budget vote - The budget was presented by Diane Fuller. Motion to approve made by Pete, seconded by Damian. Approved unanimously.
- Elections to the Board of Directors. Andy Calderoni, Pete Potter, and Diane Fuller were elected by paper ballot. Votes received Diane Fuller 24 votes, Ed Gale 6 votes, Pete Potter 35 votes, Michael Zubretsky 16 votes, Andy Calderoni 35 votes. Nick Brault was approved by a show of hands to complete Andy Calderoni's previous term.
- Elections of Officers. Andy Calderoni will be the new President, Nick Brault will be the Vice President, Diane Fuller will continue as Treasurer, and Patrice Horan will continue as Clerk

COMMITTEE REPORTS

- Land Management - Eloise reported on the following:
 - We do not have a beach guard for this season; applicants are welcome.
 - Keith Sullivan will be ensuring the swim lines get out once Aiden Ranelli and the Westbrook youth group paint them as part of their community service project. Bob

Canzanella has agreed to assist Keith along with Andy Calderoni once they are ready to go back in the water.

- Four companies initially responded for beach cleaning, ultimately two bids were submitted with Anthony's Property Services being chosen once again.
 - Anthony is reliable, courteous, and easy to work with.
 - Price - has not changed since he was first awarded the contract.
 - Other bidder was to hand rake which would take longer, the price was higher, and there was no disposal method for raked debris.
 - As an aside, the beach at 2nd Ave ROW is hand raked and there is no considerable difference from the main beach.
 - Shells - we continue to be an area that will always accumulate them. Last year we hand raked and removed additional shells only to have the same volume back within four days.
 - Anthony has always been quick to address any concerns we have had regarding his work, please continue to forward them to us in order that there be consistency and no confusion. Anthony came to us this week on behalf of his workers who felt harassed with people telling them how to clean our beach. Too many cooks spoil the broth...

- Sand Committee - Michael spoke to the amount of sand deposited this year. Janet will record any changes. The Bohlen Report had provided interesting reading with regard to how change occurs.

- Major Projects - Nick reported on the following.

3rd Ave ROW is completed. Fencing to replace chain link on sea wall. Will discuss further at the July BOD meeting. 2nd Ave bids have been obtained for sealing/paving but are on hold for now as a resident would like to redo his driveway first.

Brian Gooley, Fox Lane, asked for a recap of 3rd Ave Row.

Nick advised Mr. Niro, Chapman Ave, had permission to use row for staging with the understanding that the ROW would be restored after completion of Mr. Niro's construction. Mr. Niro made an offer to purchase part of ROW which was turned down as the property was not for sale. Mr. Niro and the MPC made a proposal to restore the ROW. All parties worked together and a motion was made, and unanimously approved.

Jack Diaz, Fox Lane, asked if there was a written agreement?

Jackie Coppes, First Ave, noted the original maps were not drawn as ROW's but roads.

Michael Zubretsky responded to Mr. Gooley's question and stated that when the meeting ended a verbal agreement was reached and at that meeting no written agreement was included. The important thing was to put aside use/ownership issues and restore the 3rd Ave. ROW in order to start the season and use it.

Peter Niro spoke about the ROW and stated that the agreement was reached by the BOD. Now that it's done, he's getting some negative feedback. A Point of Order by Chapman Beach from Clara Crawford as discussion was out of hand. Board members Damian, Marlena, Pete, as well as Mike Zubretsky contributed as to how the restoration came about.

Andy Calderoni suggested we move on.

Budget presented by Diane. It is similar to last year with the addition of jetty funding. Motion to approve made by Nicole, seconded by Damian. Passes unanimously.

· MOTION TO ADJOURN - At 12:01 Motion to adjourn made by Jackie with Damian second.