

District of Chapman Beach
August BOD Meeting
Monday August 16, 2021
6:00 pm
Zoom Meeting

Call to order at 5:59pm by Paul McGill

Board Members presents: Paul McGill, Andy Calderoni, Damian Ranelli, Pete Potter, John Johl, Frank Giuliano, Brian Gooley

Meeting Process: Time constraints, keep meeting to less than 2 hours, keep track of items and categorize for more efficient progress

President's Report: Requests received to donate memorial benches by Frank Guiliano, Mike Zubretsky and Peter Nero. Letter. Sue Potter asked to collect email addresses. FOIA request by Stephen Kumnick concerning all correspondences regarding the Chapman Beach Facebook page. Mike Zubretsky requested we investigate spraying for the gnats on the beach. Marlena Whaley requested the goose droppings be picked up. Peter Lovely asked his name be added to the volunteer list.

Clerk's Report: Motion to accept the June 21, 2021 BOD meeting minutes by Damian Ranelli and seconded by Brian Gooley. The motion passed unanimously.

Treasure's Report: Andy Calderoni in George Zinser's absence reported the Final quarter 2020-2021 report is posted on the website. Andy also reported the estimated account balances are \$81,410 in checking and \$62,142 in savings which is \$50,000 in the Storm fund and \$12,000 in the Jetty fund. These values were calculated using June balances, estimated expenditures and collected tax deposits. George did increase the Surety Bond from \$50,000 to \$100,000 and the premium increased \$102 which was upon the advice of the audit committee. Diane pointed out that Andy Calderoni did not post the cash reconciliation report but only the accounts payable worksheet. Diane instructed Andy where that sheet was and Andy said he would post it correctly as soon as possible. No motion was made to accept the treasure's report and will be addressed at the September meeting.

Old Business:

Completion of the Bylaws changes: In Bob Alger's absence Paul reported our lawyer had a concern with parts of the verbage. Still further discussion is required but Paul stated the finalization of the process should be completed by the Fall members meeting. Jim Mallozzi asked that the lawyer correspondence be shared with the public. Tim Kumnick reiterated Jim Mallozzi's request and Paul agreed as soon as Bob Alger confirms.

Trash Collection: Janet Odonnell stated she has provided the latest information to the board. Andy Calderoni reported he asked our lawyer (Atty. Michael Carey reported he felt because 'Refuse Removal' is no specifically referenced in the state statutes however Atty. Carey's associate Atty. Ray Baribault advise us to see if it is in our charter however it is specifically stated in our Bylaws. Damian stated his support for this project. James Mallozzi stated he would forward a document from Atty. McCauley that may have the information necessary. Mike Zubretsky stated that if the Cedar Crest community needs to get on board to make the project successful.

Major Projects Committee: Pete Potter reported DOCKO started work in the beginning of August but has not reported their progress to date. Pete also reported Reardon started the survey 8/3 and will be completed by 8/23 with a submission by mid-September. Paul requested an update on the Memorial benches. Peter Lovely stated with delivery his cost was \$1,000. Frank Guiliano suggested all three parties get together and purchase together to save on shipping cost.

Damian suggested the three parties meet with the MPC and do a walk-thru to discuss bench location and acceptable bench design. All agreed

Land Management Committee: Pete Potter reported T&G are working well and their performance and response has been great. They sometimes change their day of cleaning because their sifters work well when the sand is dry.

Sand Report: Mike Zubretsky reported he submitted a request concerning spraying for gnats. Mike received a reply stating the board decided not to pursue spraying. Mike requested how this could have occurred without a BOD meeting with open discussion.

Tax Collection: Andy Calderoni stated he spoke with some of last year's delinquent taxpayers and collected all but one of the accounts. Delinquent letters were sent out on 8/9. Marlena Whaley asked why persons are being approached personally regarding delinquencies. Andy reported taxes owed and taxes paid are matters of public record.

Recreation Committee: Andy Calderoni reported the Bluegrass concert was a success and the 'End of Summer' event will be scheduled. Eloise Kumnick asked when that event will be scheduled after Fall members' meeting.

Parking lot

Committee restructure: No comments

Virtual Meeting: Pete Potter reported there will likely no in person meetings. Pete Potter made a motion we switch over to TEAMS from Zoom seconded by Damian Ranelli. The motion passed unanimously. Andy Calderoni will post instructions to join in on TEAMS. Andy Calderoni asked that we have a means to have a virtual meeting with the in-person Members' meeting. We will announce the change at the Members' meeting and switch over at the September BOD meeting.

Website performance and 'Contact us' tracking sheet: Andy Calderoni reported the website is tracking from 8-12 hits per day. The Tracking form is on the website. Andy reported items on the tracking form that are still open. Paul cut off the presentation. Stephen Kumnick asked what the process was to deal with these request. Andy reported this is a new process and a means to resolve needs to be developed. Discussion ensued without a clear resolution. Andy suggested a special meeting to work on the parking lot.

Public Session:

David Osella asked why he was receiving a letter requesting he provide a survey of his property. Pete explained it is common practice to ask for personal property surveys but submission is not required.

Ed Gales requested info regarding t-shirt sales in a letter and Paul did not reply. Paul asked that Ed use the Contact Us portal for future requests. Andy reported all details to Mr. Gales of the sales.

Mike Zubretsky asked how a committee was reported to collect emails without a BOD meeting.

Paul McGill made a motion to exit Public Session seconded by Damian Ranelli.

Resolution of Public Session items:

Paul reported questions posed concerning why Ed Gales is selling t-shirts, and confusion regarding the Facebook page.

Paul reported a committee was not formed to collect emails and Brian Gooley would lead. Brian reported 35 members

Andy Calderoni provided all details regarding t-shirt sales and that CB has always sold t-shirts and will continue to do so.

Marlena Whaley asked if money has been spent monies on legal concerning Facebook and t-shirt sales. Answer was NO.

Andy stated there is a Facebook rule a page cannot be named for a municipality and name should be changed.

Adjournment: Paul McGill made a motion to adjourn seconded by Damian Ranelli at 7:55pm. The motion passed unanimously