

District of Chapman Beach
September BOD Meeting
Monday October 18, 2021
6:00 pm
TEAMS Meeting

Call to order at 6:00pm by Paul McGill

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

President's Report: None

Clerk's Report: Motion to accept the September 20, 2021 BOD meeting minutes by Bob Alger and seconded by Paul McGill. The motion passed unanimously. Andy stated the future meeting minutes will be less wordy given the fact that the audio is always posted on the website. All agreed.

Treasure's Report: George Zinser was not present and had passed along his report to Andy Calderoni who reported there is \$66,339.33 in the checking account and \$62,147.60 in the saving account. The savings account is \$50,000 which is now fully funded in the Storm Fund and \$12,000 in the Jetty fund with the remainder interest. All taxes are deposited, insurances paid, and vendors paid. The Audit Committee is still working to complete the audit. Damian Ranelli made a motion to accept the treasurer's report seconded by Pete Potter. The motion passed unanimously.

Old Business:

Major Projects Committee: Bob Alger asked Andy to post info from DOCKO and Committee will meet in the near future to update. Pete Potter reported the survey work is near completion and a walk through would be necessary to place stakes final update at next MPC meeting. Frank Guiliano reported the memorial bench project is close to ordering.

Land Management Committee: Pete Potter reported we will possibly adding addition hedge trimming next year. A future LMC meeting will be set. Paul asked about plowing and Pete will get quotes.

Tax Collection: Andy Calderoni stated only one member owes their July bill. Andy thanked Peter Lovely for all of his help.

Recreation Committee: Andy Calderoni reported 'End of Summer' was a great success. Janet O'Donnell is now on the committee.

Completion of the Bylaws changes: Brian Gooley stated he and his committee of, Jeff Picciolo, and Peter Lovely have reviewed the process of the bylaw changes passed at the 2020 annual meeting and found no actions in conflict with the state statutes. This committee will, as its second initiative, be available to look at future bylaw changes as required.

Parking Lot:

Legal Representation: Bob Alger reported we have not paid any \$ to our new attorney. Pete Potter asked to clarify that our bylaw changes are now complete and no further action is required and Bob agreed.

Website communication 'Contact Us' tracking spreadsheet:

Email communications: Andy reported he has sent some test emails to the BOD through GoDaddy and will continue to develop that secure emailing process. Questions arose how to best collect email addresses and acquire permission to communicate in that form.

Sandwich Board: Pete Potter made a motion to use the sandwich board for special meetings/announcements and not for meetings that have been scheduled and posted previously as in regular BOD meetings. The motion seconded by Bob Alger. The motion passed unanimously.

Plowing: Paul provided information regarding plowing for 2020-2021 season

New Business:

Virtual/absentee voting: Paul read a communication from the Duncan Forsyth (Westbrook Town Attorney) stating as a Title 7 entity Chapman Beach cannot allow absentee or virtual voting by its members.

Tax Collector Procedure: Andy reported he emailed the new tax procedure to the BOD members and asked the procedure be reviewed for the board to approve at the January BOD meeting.

7 Hogan Drive: Pete Potter reported construction of a seasonal home will be built

Chapman Beach .com: Andy Calderoni reported the .com site still comes up first upon a search for Chapman Beach and this site does not put DOCB in a good light. Andy asked that Paul ask to get access to the site. Bob Alger stated legal has been looking into this and will accelerate the effort.

Public Session: Paul McGill asked to enter public session:

Marlena Whaley concerned about absentee voting and timing of meeting that could exclude members who are away in the winter.

Mike Zubretsky why wouldn't we want to have virtual member voting. Questioned if Andy Calderoni owns the .org site and he stated he is on the record that DOCB owns the site. Email is not legal means to notice members.

Paul McGill ended the public session

Resolution of Public Session items:

Damian Ranelli reported that a lot of people are unhappy with the Sandwich Board but will not come forward.

Andy Calderoni reported he will find a way to pay the GoDaddy domain name through Chapman Beach to secure ownership of the site by the district.

Peter Niro asked about future MPC meeting and was in favor of the sandwich board

Mike Zubretsky concerned about looking into .com and FB page based on personal opinion.

Adjournment: Damian Ranelli made a motion to adjourn at 7:26pm seconded by Bob Alger. The motion passed unanimously.