

**District of Chapman Beach**  
**Winter BOD Meeting**  
**Monday January 24, 2022**  
**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, John Johl, Frank Giuliano, Brian Gooley,

**President's Report:** Request of plowing billing details was provided at last meeting. Request to continuously update 'Contact Us' requests will be performed by Andy Calderoni. Ownership of Chapmanbeach.com will be discussed later in meeting

**Clerk's Report:** Motion to accept the October 18, 2021 BOD meeting minutes by Bob Alger and seconded by Paul McGill. The motion passed unanimously.

**Treasure's Report:** George Zinser was not present and had passed along his report to Andy Calderoni who reported there is \$27,841.41 in the checking account and \$62,160.3 in the saving account. No outstanding bills. Paul McGill made a motion to accept the treasurer's report seconded by Bob Alger. The motion passed unanimously.

Note George was in error and corrected later. Savings account balance \$65,213.23

**Old Business:**

**Major Projects Committee:** Bob Alger asked DOCKO to continue the permitting process. New information from DEEP will be given and discussed at the next MPC meeting. Riordan Land Surveyor has retired and will not finish our project. All of his work has been forwarded to us and he will not bill us. The MPC has contacted Annino surveying services to complete the work. Frank Guiliano reported the memorial bench project is close to ordering.

**Land Management Committee:** Pete Potter was not present and Frank Guiliano reported the new contractor providing plowing will charge \$60 for the first 6" for each ROW and \$60 for each additional 6". The contractor will not plow less than 3". Requests for proposals going out for next year's landscaping and beach cleaning.

**Tax Collection:** Andy Calderoni reported 28 property owners paid their full year's taxes in July 40 property owners have paid their January taxes to date and 32 are still unpaid. Today the first batch deposit of the 40 payments was made and the report and deposit slip was submitted to our bookkeeper. Andy read a new proposed tax collector procedure. Brian asked if the bill is paid in two payments. Andy stated in the audit report the committee stated, by our bylaws, we cannot allow payment in two payments. Motion to accept new tax collector procedure by Bob Alger seconded by John Johl, and passed unanimously. General consensus was to table billing process change.

**Recreation Committee:** No recreation activity to report. Andy reported Ed Gales has submitted FOIA request regarding t shirt sales. Andy stated all of Ed's requested information was submitted including his wife's personal credit card invoices. Andy made a motion to allow the board to allow a person to be approved to sell t shirts and merchandise with all proceeds going to the general fund. In the discussion Damian Ranelli made a new motion that merchandise sales be a function of the recreation committee with BOD approval all proceeds going to the district seconded by Frank Guiliano and approved unanimously

**Audit Committee report:** Paul McGill thanked Jim Mallozzi, Bill Demeris, and Mike Marino for their work. Paul stated procedures will be worked on going forward. We should adopt whenever possible Westbrook Tax Collection practices, and a chain of custody of invoices and record keeping. All contractors will be required to have contracts, Over the counter check must be controlled properly. Charitable donation require member approval. A more transparent process be put in place.

**Bylaws committee:** Our lawyer provided information from Title 7 of CT state statutes regarding unruly behavior and he suggested we add them to our bylaws. After discussion it was decided we will not change the bylaws but that we should revisit our rules and the state statutes protect us as written. Brian received a suggestion to go to 'one house one vote' and after discussion it was determined this is impossible.

**Legal Representation:** Bob Alger reported he had received the bill today for general items \$5164.50 and for the Stephen Kumnick facebook FOIA dispute \$1930.50. The Kumnick hearing was on 1/11/2022 and in 3 weeks a decision will be made. Paul asked that Bob submit a detailing of the general fees. Paul asked for comments regarding the chapmanbeach.com site. Damian requested when the website will be rightfully be turned over to the district. Andy Calderoni asked that Paul McGill send a formal letter to the Kumnick family member(s) to give us the backdoor password to control the .com website. Paul agreed to send this letter.

**Email communications:** Andy Calderoni report new section under DOCB Bylaws and Docs was developed to present documents divided in sections to be easily located. The 'Contact Us' tracking sheet is updated and posted on the HOME page. Andy Calderoni explained the proposed Shared email process. This process was suggested by our previous and present attorney. Each BOD member will have a chapmanbeach.org email address. All emails sent by a BOD member will go to a viewable mailbox which anyone can see by clicking a button on our website home page. This process, in detail, is posted on the website for everyone to see. A motion was made by Bob Alger to accept and spend approximately \$5000 with the cost of the emails and background domain charged to our discretionary expense. The motion was seconded by Paul McGill. The motion passed unanimously. Brian Gooley suggested an IT line item be added to our budget going forward.

**New Business:** No New business

**Public Session:** Paul McGill asked to enter public session:

**Mike Zubretsky:** Asked that all due diligence be addressed with the new surveyor. Jetty info regarding new DEEP information should be distributed. Review absentee voting and Duncan Forsyth letter said the district is not required to allow absentee voting. Selling merchandise for profit is not allowed by a municipality. Can members suggest bylaw changes. Settlers landing planting follow up.

**Marlena Whaley:** Has Annino been contracted and what is the cost. Will Annino be covered under agreed upon amount. Questioned Riordan contract. Questioned discretionary spending. Asked if Mr. Kumnick had an attorney at the hearing

**Ed Gales:** Committees should be more prepared prior to BOD meetings. Can BOD members under new shared email process converse with personal email or messaging. Ed stated his t shirt sales questions were not answered.

**Mike Zubretsky:** Asked where audio for December MPC meeting is.

Paul McGill made a motion to end the public session seconded by Bob Alger passed unanimously

**Resolution of Public Session items:** Bob Alger reported he will see that due diligence will be performed going forward with Annino. DEEP info will be reported in the next MPC meeting. Andy spoke to the Duncan Forsyth letter that yes absentee voting is not required but it is so cumbersome to a volunteer group to provide the anonymity required. That is why it is not required. A discussion regarding T shirt sales ensued. Brian stated he and his committee are open to bylaws suggestions. Damian will follow up on Settler's Landing. Andy Calderoni informed Damian the Settler's Landing document is on the website. Andy Calderoni stated his recorder was not running during the December MPC meeting. Mike Zubetsky said he does have the MPC recording and he will provide it to Andy Calderoni. Andy stated that no dialogue can be conducted on personal email accounts or messaging. Andy Calderoni stated Mr. Gales questions were answered multiple times and Mrs. Calderoni's personal Master Card invoices were provided.

**Adjournment:** Paul McGill made a motion to adjourn at 8:00pm seconded by Andy Calderoni. The motion passed unanimously.