

District of Chapman Beach
Fall BOD Meeting
Tuesday October 10, 2023
Mulvey Center Conference Room A (In Person)

Call to order at 6:00pm by Paul McGill

Board Members presents: Paul McGill, George Zinser, Andy Calderoni, Pete Potter, Damian Ranelli, Frank Giuliano, Brian Gooley, Joanne Foss

Motion to replace Vice president position vacated by Bob Alger made by Andy Calderoni all in favor

Motion to name Frank Giuliano as the new Voce President made by Paul McGill seconded by Damian Ranelli and passed unanimously.

President's Report: Mike Zubretsky regarding Jetties, Mary Kay Marino regarding traffic on 2nd Ave, and Carmen Savill regarding limiting guests at short term rental and Paul responded there is no provision for the town or the district to place such restrictions.

Clerk's Report: Motion to accept the Summer BOD July 11, 2023 BOD meeting minutes by Brian Gooley and seconded by Damian Ranelli. The motion passed unanimously.

Treasure's Report: George Zinser's reported \$10,022.28 (\$10,000 of which will be used to pay for the Hogan Rd repaving from Mr Coons \$110,000 payment). \$51,839.74 in the Checking account. Form the Coons \$110,000 payment \$100,292.50, and \$66,422.14 (which is \$50,000 from the Storm Fund and \$16,000 from the Jetty Fund plus earnings) in CDs. All funds totaled \$228,576.66. A motion was made to accept the Treasures report by Andy Calderoni seconded by Pete Potter and passed unanimously.

Old Business:

Major Projects Committee:

Pete Potter reported on proposals received for jetty(s) replacement in the \$500k to \$800k and given that high cost the committee will not recommend that action. Pete Potter made a motion to have a special members' meeting to approve spending \$95,000 to repair the Big Rock Jetty and seconded by Damian Ranelli and passed unanimously. Pete Potter made a motion to have a second vote at that special members' meeting to approve spending to remove jetties C and E and install stairs to traverse B and D and cut a walkway in Jetty F and seconded by Damian Ranelli and passed with only George Zinser opposed

Pete Potter reported on all encroachments defined by the MPC committee. Damian Ranelli made a motion that the flower box and trees on 2nd Ave north and was not seconded. Pete Potter made a motion to prepare a document for the Marinos to sign acknowledging the property in front of their property is owned by Chapman Beach seconded by Andy Calderoni. After discussion Pete retracted his motion. Gravel on 3rd Ave north, fence and downspouts at 39 Chapman Ave, 33 Chapman Ave deck extends over onto the Chapman Ave and has no railing. Four sets Stairs on Chapman Beach that are not code compliant. These all will need to be addressed at the Winter BOD meeting. Joanne Foss asked to be on the MPC meeting and was accepted by the chairman.

Pete asked that Paul again advise Cedar Crest members to not contact contractors or partake in any work on Chapman Beach jetties.

Land Management Committee: Pete reported hedge trimming will be conducted soon and Made a motion to purchase and install new 'DEAD END' and 'NO PARKING' signs at 2nd Ave north seconded by Andy Calderoni and passed unanimously

Tax Collection: Andy Calderoni reported we are still owed \$2,283.89 by 4 members

Website: All documents discussed at this meeting are on the HOME page in EMAIL attachments.

Recreation: Andy reported we had a very successful slate of recreation events this season and hope to have even more next year.

New business: Andy suggested we should have role and responsibility documents for the Treasurer and Committee chairman positions.

Public Session:

Andy Calderoni made a motion we enter Public Session seconded by Damian Ranelli

Carmen Savill asked we address parking, number of guests, and parking on 2nd Avenue

Mike Zubretsky expressed concerns about possible cost over run on the jetty project, Height of the Big Rock Jetty, stairs over the jetties, and suggested hiring a SME regarding the jetties.

Al Woszczyna concerning legal cost of letters regarding encroachments and that emails make no mention of email attachments.

Peter Niro asked for public discussion prior to BOD voting, concerned with rock transportation to Chapman Beach

Mike Marino wants to have more involvement in discussion concerning encroachments.

Resolution of Public Session items:

Pete Potter stated at a meeting with the Mr. Maric that he agreed to all of Carmen's requests.

The MPC will continue to acquire more information that may help the members in the decision making process.

It was decided the special members meeting will be held on December 2nd ,at 10am until noon

Adjournment: Andy Calderoni made a motion to adjourn seconded by Frank Giuliano and passed unanimously. Adjourned at 7:10pm.