

District of Chapman Beach
Spring BOD Meeting
Tuesday April 18, 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, John Johl

President's Report: Paul McGill Shared Email To: addresses all populated. Paul addressed committee duties and it was agreed Paul as the president will provide some oversight for items or actions going forward. Ms. Hasnosi will be allowed to grade her patio into our property

Clerk's Report: Motion to accept the Winter January 10, 2023 BOD meeting minutes by Brian Gooley and seconded by Pete Potter. The motion passed unanimously. Motion to accept the March 9, 2023 special meeting minutes by Petre Potter and seconded by Brian Gooley. The motion passed unanimously.

Treasure's Report: In George Zinser's reported and \$54,490.46 in the checking account and \$62,213.14 in the savings account. With no outstanding bills. Motion to accept the Treasurer's Report by Damian Ranelli seconded by Andy Calderoni. The motion passed unanimously. George Zinser suggested we invest money in our accounts where they could earn more money. It was decided George would investigate some options however all funds would be in one bank.

Old Business:

Major Projects Committee A discussion regarding the Jetty Project and suggestions were made of how and what may be presented to the members but the committee and the Board are not prepared to present at the Annual Meeting. Pete spoke of the fence repair at 2nd Ave and fence at 3rd Ave and it was decided there would be 6" opening entering the ROW. A motion was made by Pete Potter to spend the \$1,200 Common area improvements and the \$500 remaining of the Roads and ROW repair to get as much of that project done in this fiscal year. Seconded by Andy Calderoni. The motion passed unanimously.

Land Management Committee: Pete reported only T&G provided a quote which was shared with the board members. Damian reported he spread the sand piles that were pulled up in the Fall.

Tax Collection: Andy Calderoni reported three liens were placed on 3 properties and one will be removed as the property owner paid their taxes. One member is in arrears for this years' taxes only. A total of \$1,751 is owed. Pete will ask the town tax collector that if they take action with a 'State Sale' will we, as a Lienholder, be paid. Brian Gooley made a motion to accept the treasures report seconded by Pete Potter. The motion passed unanimously.

Website Shared Email and record keeping: Andy presented a document titled "Website Procedures regarding content, publishing, and record keeping" to the members for review on 3/7. A motion was made by Paul McGill to approve this procedure and that this procedure will supersede all other previous documents regarding this process. Seconded by Pete Potter. The motion passed unanimously.

Recreation: Andy sited the list of scheduled events for next year and reported the 'Tag Sale' was moved up to June 3rd and it was suggested we advertise with the sandwich board to the public. Andy asked that we move forward with some sort of storage for Chapman Beach items that are in his garage. Damian will pursue a suitable solution.

Beach Placards: Brian Gooley presented our sample placards that will be going out in the pre-budget mailing

7 Hogan Road: Pete spoke of the legal agreement stating the district will present the legal easement to the members at the Annual Members' Meeting. The official easement will be prepared for signing if and after the members vote to allow. Brian Gooley indicated a conflict in the agreement stating excluding decks and patios outside of the footprint and then states including decks and patio outside the footprint. A discussion pursued and Pete Potter made a motion no decks or patio will be allowed outside of the footprint. Seconded by Damian

Ranelli. The motion passed with George Zinser opposed. Pete Potter proposed a drawing showing the Hogan Rd pavement be moved to the west leaving a larger grassy area to the east. It was brought up that the pavement looked much too close to the Mills' cottage and Pete will review. A motion was made to include a drawing in the agreement by Paul McGill and seconded by Damian Ranelli. The motion passed with Frank Guiliano opposed

Budget Discussion: George Zinser presented the budget with few changes from previous budget with a total of \$32,226 bringing the mil rate down to 1.18. George stated a \$5,000 tax relief is included. A motion was made by Pete Potter and seconded by Damian Ranelli to accept this budget to present to the members for approval. The motion passed unanimously.

Annual Meeting and voting process: Andy presented the various ballots including, granting of & Hogan Rd, Approval of 2023-2024 Budget, voting to elect three BOD directors, voting to approve slate of officers proposed by the BOD. It was decided we would address all business including the Easement and Budget first and then election of officers and slate last. Andy presented a document explaining the 7 Hogan facts for the members to go out in the mailing prior to the meeting. Paul's president's letter will be included in the mailing along with the budgets, agendas, laminated rules, and beach placards.

Public Session:

Mike Zubretski: expressed his concern regarding committee procedures and advised we contact our attorney for review and direction. Mike asked and was explained that all 'Contact Us' communications are read first and then forwarded to the BOD thus ending up on the shared email site. Mike asked that info be presented to the public to seek feedback. Mike was told the BOD did not vote to approve the easement but to only approve to send to the easement to the members

Ed Gales: Suggested looking into online banks for better returns. Ed asked why the shared email Register has some gaps but Andy explained no emails can be deleted. Ed asked if there has been a change in the MPC chair.

Resolution of Public Session items:

Pete Potter said we need to look into an official Facebook page. We will pursue a legal document to protect our property from adjacent property owners.

Adjournment: adjourned at 8:12pm.