

District of Chapman Beach
Fall BOD Meeting
Thursday October 16, 2025
Mulvey Center Multi Media Room and Zoom

Call to order at 6:00pm by Paul McGill

Board Members present: Paul McGill, Frank Giuliano, Andy Calderoni, George Zinzer, Pete Potter, Brian Gooley, Joanne Foss, Claudia Donovan (late)

President's Report: Paul any items will be discussed during the course of the meeting

Clerk's Report: Motion to accept the Summer BOD meeting minutes from July 17, 2025 Frank Giuliano and seconded by Brian Gooley. The motion passed unanimously.

Treasure's Report: George Zinzer reported as of 10/16/2025 ESB Checking balance of \$16,218.21, Ascend Bank balance of \$114,7545.19. Of the Ascend Bank account \$50,000 is in the Storm Fund, \$28,000 is in the Jetty fund .All funds total \$130,963,40. Motion to accept the treasurer's report was made by Andy Calderoni and seconded by Joanne Foss. The motion passed unanimously.

Major Projects Committee: Pete Potter reported he is acquiring quotes for jetty repair from BRAZZA Construction.

Land Management Committee: Pete Potter reported a relative of a member fell on the stair by the painted rocks. The stairs are presently roped off. A sign is required. T&G will due the last hedge cutting next week

Tax Collection: Andy Calderoni reported all taxes are collected. \$44,311.36, Motion to accept the Tax Collector report made by

Recreation: Andy reported all events are complete and the recreation budget was underspent by about \$670. Merchandise sales profit of \$66.00 but \$915.00 of merchandise remaining which will likely sell next year.

Old Business:

Legal Update: Bills being paid to both firms this week. At the DOCB and CCTD meeting on 9/16 we presented the only solution to resolve the issue at hand is membership in our district with some monetary compensation. This offer was rejected by CCTD. Ed Gayles asked why the committee was changed for the second CCTD meeting and was told the first meeting was fact finding and the second was negotiating. Mike Zubretsky questioned if the Flat tax comparison was correct and Andy Calderoni explained the calculation showing it is correct and adversely would affect 68 of our members and our district as a whole.

Porta-Potty: A motion was made by Pete Potter seconded by Andy Calderoni to install the porta-potty next year from May to September made by. Motion passed 4-2 with Joanne Foss and Frank Giuliano opposing.

New Business:

org website update: A motion was made by Andy Calderoni seconded by Pete Potter to shut down the Shared Email site due to our mistakes in the past where confidential information has been placed there and unable to be removed. This is a serious concern given our legal issues and need for confidentiality. All will operate as presently but the public will not be able to view the emails. The motion passed unanimously.

Golf cart and traffic safety: A motion was made by Andy Calderoni seconded by Pete Potter to not allow golf carts south of the First Ave ROW bollards or on Lot 17, and to be added to the Chapman Beach rules The motion passed unanimously.

Public session: None

Comments: Pete Potter reported the mean high water (MHW) is the line that delineates the public trust from private property and he has surveys which show the MHW which substantiates our claims. Andy Calderoni stated he is in

disagreement that the District has not continuously strived to exert and defend our ownership of our beach and common areas over the past 25 plus years.

Motion to Adjourn at 8:00 by Paul McGill and seconded by Andy Calderoni and approved unanimously.