

**DISTRICT OF CHAPMAN BEACH  
ANNUAL MEETING – MAY 22, 2010  
MINUTES**

**Submitted by Jon Dymczyk**

**Approved Minutes**

Meeting called to order at 10:14 by Tom O'Dell

**Clerks Report – Motion** to accept Clerk's Report dated 5-30-09. Calderoni / Kinsella. **Motion Carried**

**Discussion:**

1. Linda Kinsella requested that minutes be distributed in a more timely manner.
2. Recommendation that minutes be posted on website and/or bulletin board.
3. Correction – Include Mome Schlosser as being on the Board of Directors.

**Treasurers Report** – submitted by Pete Potter

1. Financial report dated 4-9 was presented.
2. Ed Gales asked how many people owed back taxes. At this time, 5 properties owed taxes totaling \$29,000. Currently, our collection rate is at 90%.

**Motion** to accept the Treasurers Report dated 4-9-

10. Gales/Diaz **Motion Carried**

**OLD BUSINESS**

**Jetty Project:** O'Dell

1. Project has been completed
2. Stair for Hogan jetty was completed

**ARAMONY LEGAL DEFENSE** – O'Dell

1. District voted in January not to sell property to Ms. Aramony.
2. No judge available to hear case on 4/21/10; court date extended to Feb. 2011.
3. Ms. Aramony would not agree to move to a new court location.
4. Budget for this legal matter has exceeded the \$30,000 amount by \$10,000. District voters will have to vote on an increase.
5. **Motion** to spend \$10,000 for attorney bills for 2009/2010, to cover the exceeded legal costs. Schlosser/Gales. **Motion Carried**

**DIBBLE BEACH** – O'Dell

1. Dibble Beach has been quick deeded to the District.
2. Chapman Beach Tax District also owns a portion of the right of way.
3. Tom O'Dell thanked Pete Potter and the 23 other families who contributed to toward the purchase of the beach.
4. Ed Gales personally thanked Pete Potter and his group.

## **DELINQUENT TAX COLLECTION- Damian Ranelli**

1. Five property owners owe approximately \$29,000. Two own \$23,000 of that total.
2. The \$23,000 has been submitted to the Association's attorney for collection.
3. Tom O'Dell recognized the committee members, P. Potter, E. Gales and D. Ranelli for an excellent job on this committee.

## **NEW BUSINESS**

### **BUDGET VOTE-**

1. Eight District members plus the Board of Directors attended the budget hearing on 5-8-10.

**Lawn Care:** Members of the Land Management Committee are: Eloise Kunnick,

Marlena Whalley, Bill Glynn, Janet O'Donnel, Richard O'Donnel,

1. Land management committee got three bids for lawn, hedges, beach cleaning.
2. Company selected also has equipment to sift the sand. They currently have contracts with three other beach associations.
3. Over growth by beach will be cleaned up.
4. Committee requested that boats be kept off the beach until mid July to aid in this clean up.
5. Jack Diaz suggested that a letter of explanation be sent to all property owners who will be effected by this clean up and all other future clean up efforts.
6. Marlena Whalley indicated that such a letter will be sent out.

### **Capital Improvement:**

1. \$10,000 was allocated for this purpose.
2. Capital Improvement money may be used for road repair on Chapman Ave.
3. Cedar Crest has been asked to assist with payment of the road repairs.

### **Aramony Legal Defense:**

1. Additional costs of \$17, 500 will be needed until the trial date in Feb. 2011.

### **Elections:**

1. The next elections will be for new incoming board members.
2. Nomination committee will send out letters inviting interested people to submit names to the Board.
3. Three positions will be open.
4. There were no nominations made at this meeting.

**By Laws:** Committee members: T. O'Dell, P. Potter, D. Ranelli, E. Lo

1. The meeting was conducted via e-mail.
2. Original By-Laws dated in 2000 were in need of changes.
3. Duties of the Director and Committees were reviewed and the listing was moved to section 2.

4. Quorum shall consist of three Board of Directors for all voting purposes. Committee recommended 5 people for a quorum on all votes. Recommendations were approved by the District's attorney.
5. Proxy voting can only be done through referendum. Rules on voter eligibility were reviewed and discussed.

## REPORTS

### Recreation Committee: Linda Kinsella

1. Linda Kinsella solicited ideas for possible events from members in attendance.
2. Wake up to Summer will start on June 26<sup>th</sup>.
3. Other events will include: Beach Book Exchange, Sand Castle Contest and End of the Year Cocktail Party.

### Council of Beaches:

1. Ken Sullivan is the current representative. He relinquished his seat as a result of not continuing as a member of the Board of Directors.
2. Tom ODell asked for a volunteer to represent the District on the Council.
3. Patty Pandolfe agreed to replace Ken Sullivan.

### Anonymous Letters

1. M. Whalley thanked the Board for all the hard work they do. He also stated that people should not send anonymous letters to the Board; if they have an issue, they should identify themselves.
2. Tom ODell stated that the BOD do not address unsigned letters or correspondence.

## VOTING RESULTS

- |  |  |
|--|--|
| <b>1. 2010/2011 Operations Budget:</b>                     | 31 Yes, 3 No <b>Budget approved.</b>   |
| <b>2. Aramony Legal Defense:<br/>expended in 2010/2011</b> | 31 Yes, 3 No <b>\$17,500 to be</b>   |
| <b>3. Board of Directors Vote:</b>                         | 33 – Tom ODell<br>32 – Pete Potter<br>12 – Ken Sullivan<br>26 – Ed Gales       |
|  | <b>Elected to BOD: ODell, Potter,</b>  |
| <b>Gales</b>   |  |
| <b>4. Vote for President:</b>                              | 26 – Tom ODell<br>3 - Andy Calderoni<br>1 - Damian Randelli<br>2 - Pete Potter |
|  | <b>Tom ODell elected as president</b>  |

5. **Vote for Treasurer:**

29 – Pete Potter

3 - Ed Gales

**Pete Potter elected as treasurer**

6. **By-Laws Revision Vote:**

31 - Yes

3 - No

**Revisions passed.**

**Motion:** To Adjourn the meeting. Coppes/Schlosser. **Motion Carried.**