

**DISTRICT OF CHAPMAN BEACH  
BOARD OF DIRECTORS. MEETING  
July 15, 2010**

**APPROVED  
MINUTES**

Members present: Eloise Kunnick, Tom O'Dell, Andy Calderoni, Pete Potter,  
Pete Bransfield, Damian Ranielli, Marlena Whaley  
Guests: Sandi Gales, Steve Kunnick

**- Clerks report**

Motion made to approve minutes by Pete Potter, seconded by Damian Ranelli. Motion approved.

**- Treasurer's report**

Income received, \$108, 671. Dispersed monies, \$79, 492,00. Pete Potter made note that collection rate was 95% (including delinquent taxes).

\$68,461 on hand in checking account before this years receivables.

Jetty loan is paid off saving additional interest.

Motion made by Andy Calderoni to accept Treasurer's Report, Damian Ranelli seconded; Motion carried.

- Executive session: Damian Ranelli made motion to go into executive session. Andy Calderoni seconded: Motion carried.

Regular Meeting continued after Executive Session.

**- Tax committee report**

Damian Ranelli advised that there are only 2 delinquent accounts being acted upon, 6 late as of January.

**- Land management committee**

\*New vendor (Plaut Environmental) has started using walk behind sifter on both main beaches. \*Rake used further up as jetty access prevents machine use. Shell removal and sifting should improve texture over time.

\*There are large driftwood logs on both Second Ave. ROW and in front of Bransfield. Damian will form posse for cut up and removal.

\*Damian Ranelli to pull tree roots out of sandy area on main beach per spring cleanup agreement.

\*Note was made that some Cedar Crest property owners have blown grass onto beach.

\*Committee advised that a letter be sent to both Grogan and Lo property owners regarding cutting back of hedges between their houses that encroach beach property.

\*Ed Gales asked about a master plan for land management and was advised that the committee is taking baby steps.

\* Beach owned land on Aramony property is being littered with chairs, tubes, etc. Tom ODell to write Mrs. Aramony per their previous discussion in maintaining status quo while still in litigation.

\* Short discussion on fence installation on ROWs. Only boat launch is at First Ave. ROW. Cedar Crest property owners have right to pass and repass per their deeds.

\* Quote needed for fence installation at end of Chapman Beach Road behind rocks. This to be done following town of Westbrook repairs to wall and sink hole at same location.

### **- Jetty report**

Damian Ranelli to make repairs to stairs.

### **- Social committee report**

\* Wake Up to Summer event was well intended. Ongoing book exchange every Sunday at First Ave ROW. Tee shirt sales are ongoing. Profit of \$650.00 to be used for movie projector.

\* Sand castle event to be posted on bulletin board and website.

\*Sandi Gales commented on how everyone was happy with the recreation committee thus far and how it has contributed to our community spirit. Discussion on a parade for next year is taking place.

### **- Old business**

\*Website: drafts of unapproved minutes to be followed up for errors prior to being posted.

\*Policy should be made as to what goes on the website. Meeting to be set up with Steve Kumnick, Tom ODell and Pete Potter to discuss further content of site.

### **- New business**

\*Peter & Harriet Bransfield are requesting permission to repair stairs and rocks in front of their property and install a handrail for safety. Stairs to extend no further than original. Bransfield family sent apology to Board of Directors (BOD) for starting project prior to obtaining permission from beach.

Pete Potter stated that for safety reasons this should be considered. Other neighbors could come forward with similar requests.

\* Damian asked about future possibility of rebuilding entire wall and stairs with Mr. Bransfield responding that he would come to BOD when and if the wall/stairs were taken out in a hurricane.

\*Ed Gales stated this was a win/win situation. Motion was made by Andy Calderoni to accept Mr. Bransfield's request, seconded by Marlena Whaley; Motion Passed. Mr. Bransfield recused himself from vote.

\*Pete Potter requested placement of a picnic table to be temporarily set on Dibble beach. Pete will maintain and remove for the winter and if it deteriorates, he will take responsibility to remove it.

Tom ODell made note that a picnic table was vehemently denied on the main beach and that it might set a precedent to allow it now on the annex. Discussion followed as to consistency with Andy Calderoni making motion to deny, Eloise Kumnick seconding. Ed Gales stated we should look at the benefits to membership if it is temporary and can be moved if necessary. Precedent will be set if it is allowed and others are denied. Motion carried with one abstention. Pete Potter recused himself from voting

\*1935 Boston Post Road (former Beach Plum Inn) residents using our beach. The Crawford's (original owners) had associate status, the new owners do not. Tom ODell to write owner of property stating they do not have permission to be on our beach.

**-District fall meeting dates:** August 28<sup>th</sup>, Saturday from 10 to 12 noon

**- Quarterly BOD meetings:** Oct 21<sup>st</sup> and Jan 20<sup>th</sup> at 6pm.

-Tom ODell asked about a summer letter to be sent to all members and asked that anything be sent to him for possible additions to it.

- Andy Calderoni asked about jetties and repairs needed to them due washouts, wear and tear etc. Further discussion was done as to replacement down the road with wood jetty extensions. Tom ODell advised that anything below mean high tide would have to be permitted. Damian Ranelli advised we should consider a master plan due to consistent deterioration, Mr. Bransfield agreed.

-Ed Gales questioned financial report and year-end budget amount in the negative. Correction needed but final amount is correct.

-Motion to adjourn at 8:30 p.m. by Ed Gales with Mr. Bransfield seconding. Motion carried.

**Respectfully submitted,**  
Eloise Kumnick (for clerk)