

**DISTRICT OF CHAPMAN BEACH  
PROPERTY OWNERS MEETING  
SATURDAY, AUGUST 28, 2010  
WESTBROOK COMMUNITY CENTER**

**Unapproved Minutes**

Board of Directors present: Jon Dymczyk, Ed Gales, Marlena Whalley, Eloise Kumnick, Pete Bransfield, Tom ODell, Andy Calderoni, Pete Potter, Damian Ranelli

CLERK'S REPORT: Report of 5/22/10 was passed out. After review by district membership, report was accepted unanimously.

TREASURER'S REPORT: Reviewed by Pete Potter

- (1) Jetty loan has been paid off.
- (2) Account balances in savings and checking accounts were reviewed.

CORRESPONDENCE:

- (1) Tom ODell reviewed copies of a print or mimeograph submitted by Anne Phillips which was a Newsletter by women's auxiliary from 1973.

OLD BUSINESS:

- (1) Jetty loan with TD Bank has been paid off.
- (2) Aramony legal defense trial has been moved to February, 2011.
- (3) Delinquent Tax Collection
  - a) Committee has been successful so far.
  - b) 90% collection to date.
  - c) One tax payer going to foreclosure.
  - d) Amount in arrears is \$12,000, down from \$54,000.
- (4) Website Update
  - (a) Tom ODell and Pete Potter are changing the format.
  - (b) Announcements will be included.
  - (c) Members to forward postings to Jon Dymczyk to review prior to posting on site.

NEW BUSINESS

- (1) District of Cedar Crest – Road Paving and Fence update
  - (a) Tom ODell read letter sent to him from Cedar Crest. Letter explained their intention to pave section of road on Chapman Avenue from Second Avenue west to end.

- (b) Eloise Kumnick pointed out we are maintaining rights-of-way: bushes and shrubs, etc.
- (c) Cedar Crest would also like district to review position of fence on Third Avenue right-of-way. They would like something done with fence so they can get their boats to and from the beach below.
- (d) Cedar Crest is willing to work with us on paying for road project.
- (e) The District of Chapman Beach would not give Cedar Crest authorization to pave road at this time.
- (f) Cedar Crest's lawyer has stated that road maybe a hazard and they can pave without our permission.
- (g) The District of Chapman Beach would like to control the bidding process for re-paving or whatever is done to the roads.
- (h) The paving issue will be brought up at the next regularly scheduled District of Chapman Beach B.O.D. meeting on September 16, 2010.
- (i) Cedar Crest would like to set up escrow account to pay for road paving project.
- (j) Cedar Crest currently has bid of \$20,600 to pave road from Second Avenue to end.
- (k) Joan Vassallo asked what it would cost to pave Chapman Avenue from First Avenue to Second Avenue. Tom ODell pointed out the cost to do this would be \$6000.
- (l) At the request of Ed Gales, Tom ODell read letter we sent to Cedar Crest on maintenance of roads and righst-of-way. We stated to Cedar Crest that we do not authorize any changes to roads or rights-of-way.
- (m) Linda Kinsella stated that heavy truck traffic involved with construction has been damaging the roads on the west portion of Chapman Avenue.
- (n) Bill Glynn stated that the Board has the responsibility to find out what Cedar Crest has to offer and report our findings back to the district membership.

## REPORTS

- (1) Land Management Committee
  - (a) There was a late start to right-of-way maintenance and beach cleaning.
  - (b) Beaches have been cleaned.
  - (c) Brush on upland portions has been trimmed so boats can be pulled up.

- (d) There was a recommendation to install a second bulletin board on the Hogan right-of-way.
- (e) LMC would like concrete stair on Second Avenue right-of-way to be disposed of.
- (f) Also need to get rid of damaged old paddle boat on big rock beach.

(2) Recreation Committee by Linda Kinsella

- (a) Janet O'Donnell is coordinating book exchange.
- (b) Sand Castle Contest was well attended.
- (c) Family fun Day will be on August 29, 2010 from 5:00-8:00.
- (d) Sandi Gales reported that they have sold out of T-shirts. They made enough revenue from T-shirt sales to buy a projector for the beach.

(3) Council of Beaches by Patty Pandolfe

- (a) Speed bumps cannot be put on a town-owned road.
- (b) Property evaluations will be done in 2011
- (c) There was a fire at Pilot's Point.

Meeting adjourned at 11:21

Submitted by  
Jon Dymczyk  
Clerk