

**DISTRICT of CHAPMAN BEACH
FALL PROPERTY OWNERS MEETING
SATURDAY, SEPTEMBER 1, 2012
MULVEY MUNICIPAL CENTER**

Andy Calderoni called the meeting to order at 10:03am.

Andy Calderoni reviewed rules for the meeting:

No cell phones.

Members to state name and address when asking questions or addressing the meeting.

CLERK'S REPORT: from 5/26/12 annual meeting to be voted on at May 2013 annual meeting.

TREASURER'S REPORT:

1. \$19,000.00 in General Fund.
2. Collection rate on taxes is 91%.

OLD BUSINESS

ARAMONY LEGAL DEFENSE

1. Ms. Aramony asked for re-argument in the case.
2. Our lawyer recommended to court to reject the re-argument.
3. Andy Calderoni to send out letter to membership if any decisions are made in the case by the courts.
4. September 20, 2012, is next court date.

PAVING and DRAINAGE of CHAPMAN AVENUE

1. Pete Potter and Andy Calderoni have been meeting with Jim Amato and Dave Garvey of Cedar Crest to work out the details of the project.
2. B&L Construction will be doing the work.
3. Andy Calderoni read contract which was sent to Cedar Crest stating what was being done.
4. The District of Chapman Beach would like to assert ownership of roads.
5. Cedar Crest has agreed to pay any overages which pertain to their portion of the project.
6. B&L has agreed to honor their quote from 2 years ago.
7. Project will start the week of October 15, 2012.
8. Mike Zubretsky asked how much Cedar Crest was paying. Andy Calderoni stated cost would be \$30,000.
9. George Zinser asked who would be writing the check to B&L. Andy Calderoni stated that the Chapman Beach District would be writing the check which goes into an escrow account to be used on the project.
10. Andy Calderoni said that the beach and the roads have always been a bone of contention between Chapman Beach and Cedar Crest. Andy Calderoni and Pete Potter approached Cedar Crest about the possibility of them buying the beach and road west of 2nd Avenue. Cedar Crest responded that they wanted it for free so no other actions were taken on this subject. Jim Mallozzi stated that selling this portion of beach and road will adversely affect property values. Linda Kinsella stated that Cedar Crest can pass and re-pass in front of their houses. Patty Pandolfi stated that road from 2nd Avenue to the end serves us no purpose.

KAYAK RACKS

1. Janet O'Donnell handed out kayak rack evaluation which contained inventory of boats which are on the beach.
2. Andy Calderoni stated design of kayak racks were on bulletin board at ODell Way.
3. Kayak racks were an agenda item at budget meeting and vote was 38 for to 3 against to install the racks.
4. Two members sent letter of their displeasure with racks which Andy Calderoni responded to.
5. Andy Calderoni pointed out that the racks do not block views, will not damage wall, and do not create any unsafe conditions.
6. Dave Penska pointed out that there are too many racks on 2nd Avenue beach and it is difficult to remove his kayak from the rack. Suggested we put racks in other areas of our beach.
7. Rene ? asked board what our issues were with racks.
8. Janet O'Donnell asked that boats be distributed equally on all our beaches.
9. Jim Mallozzi pointed out that at the height of the season there were 30 kayaks on beach and only 14 were on racks. Mr. Mallozzi wanted board to consider lower racks 2 or 3 high and redistributed on other beaches. Jim Mallozzi would like to attend board meeting to help organize this.

BOLLARDS

1. Bollards have been installed at Dibble Beach and 1st Avenue right-of-ways to stop motorized vehicles from launching boats.
2. They will be installed before Memorial Day and removed after Labor Day.
3. Note to be put on bulletin board as to who has keys to unlock them.
4. Ken Sullivan asked who has keys in case of an emergency.
5. Mike Zubretsky said there should be an accommodation for member who wants to remove a boat during emergencies.

BOAT REGISTRATION

1. Janet O'Donnell said stickers have been given to non-members in error.
2. Most members had no problem with the boat registration.

GOOD NEIGHBOR POLICY

1. Marlana Whaley said the policy was revised this year.
2. It will be sent out again next year.

NEW BUSINESS

DEVELOPMENT ON ROUTE 1

1. 12-unit condominium complex is being built on Route 1.
2. 5 more units are being built across the street.
3. Dibble home cannot be replaced or refurbished.

NON-MEMBERS ON BEACH

1. People have been dropping non-members off at our beach.

2. District hired a guard to monitor beaches to stop this practice.
3. Next year we will research utilizing an insured guard to do this.

PRIVATELY OWNED PORTION OF BEACH CLARIFICATIONS

1. The Triem's own a 7-foot section of beach from wall on 2nd Avenue.
2. Richard Triem complained to board that we are storing boats on his property.
3. Andy Calderoni put a note on bulletin board instructing members not to store boats on this property.

CEDAR CREST

Andy Calderoni pointed out that we have established a working relationship with Cedar Crest which includes regular communication.

COMMITTEE REPORTS

LAND MANAGEMENT COMMITTEE

1. Anthony's was our new beach cleaner this year.
2. Jim Mallozzi agreed he has done a good job and would like him to clean sea weed from 2nd Avenue beach.

RECREATION COMMITTEE

1. Annual hat parade took place on July 4.
2. Bingo and movie nights took place through the end of July.
3. Yoga was conducted on Saturday mornings.
4. Sand Castle Contest took place in August.
5. We did not have a "Wine Down" this year.
6. T-shirt sales are on-going.

COUNCIL OF BEACHES

1. Patty Pandolfi is our representative to The Council of Beaches.
2. Lobster season will be closed for 1 year after November 1.
3. No effort by Westbrook to put in sewers. Residents are asked to pump out their septic systems every 5 years.
4. Permit for a bonfire is needed in the town of Westbrook.

MISCELLANEOUS

1. Dave Osella asked if condos on Route 1 are part of Chapman Beach District. Andy Calderoni stated that Mr. Boccarossa owns a small portion of land on Cherry Street. This gives him voting right only. The condos will not be part of Chapman Beach District.
2. Paul McGill wanted to thank the board for their efforts.
3. Greg Benkovitz said that speed bumps should be installed to stop people from going through stop signs on Chapman Beach roads. Linda Kinsella said that Point of Woods has installed barriers to slow down traffic and they are effective.

George Zinser made motion to adjourn. Seconded by Ed Coppes. Motion carried unanimously.
Submitted by
Jon Dymczyk
Clerk