

**DISTRICT OF CHAPMAN BEACH
BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 20, 2014
MULVEY CENTER**

Board Members Present: Patrice Horan, Jon Dymczyk, Eloise Kumnick, Ed Gales, Damian Ranelli, Andy Calderoni, Pete Potter, Tom ODell

Clerk's Report

- Motion made by Andy Calderoni to accept minutes from 10/21/13 BOD meeting taken by Patrice Horan. Motion seconded by Pete Potter and carried unanimously.

Treasurer's Report

- \$49,252 in checking accounts.
- Surplus this year due to unused legal fund.
- We are paying insurance only on common property and beaches. This will result in a decrease of our insurance premium.
- Motion made by Eloise Kumnick to accept clerk's report. Seconded by Damian Ranelli. Motion carried unanimously.

President's Report

- No correspondence to report.

OLD BUSINESS

Seawall Repair

- Motion made by Tom ODell to pay "All Habitat" \$937.38 above the signed "not to exceed" fee of contracted amount. Motion was seconded by Pete

Potter.

- **Discussion of Motion taken from email account:**
 - Pete Potter asked Tom ODell to get an itemized list of All Habitat's fees.
 - Tom ODell to get a breakdown of fees leading to the extra \$947.38.
 - Tom ODell explained that David of All Habitat will continue to assist the District in establishing vegetation on the upland portion of the beach, recognizing it may take several growing seasons for this to happen.
 - Tom ODell stated that the majority of the overage (\$810.00) was for a truck load of sand needed to mix with dirt to spread on top of the sand filled soxx.
 - Tom ODell: they could have asked for add-on when they needed the load of sand but that would have held up the project till approval was received from the district.
 - Tom ODell: heat and lack of rain prohibited the grass from sprouting.
 - Tom ODell: the use of all Habitat's soft structure instead of a hard structure saved the district significant time and money.
 - Damian Ranelli to ask All Habitat if they would like to meet us halfway on the bill. He said it is not customary to go above and beyond a not to exceed contract without speaking to the client first.
 - **Results of motion:** Five voted not to pay extra \$947.38. Three voted to pay the overage. Andy Calderoni remained neutral on the vote due to there not being a tie. Motion did not pass.
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- Railing is up.
 - Need to get vegetation established, particularly south of railing.
 - Hallohan will do concrete work when temperature gets warmer or beginning of March to put in ramp, stairs and walkway.

Developments on Route 1

- Andy Calderoni said that Vintage Storing Car is located on Route 1.
- Vista residents are interested in lot on Route 1 property.

REPORTS

Land Management Committee

- Eloise Kunnick stated there was nothing new to report.
- Putting quotes together for 2014/2015 budget.
- LMC would like more sand for beaches in 2014/2015.

Recreation Committee

- Recreation Committee would like a day of celebration at Chapman Beach this year.
- Events would include: kayak race, kids parade, block party with food and entertainment.
- RC would like BOD approval and support for this.
- We would need permit and insurance rider to have his event.
- Looking at date in the middle of summer such as July 26th to have this event.

Miscellaneous

- Linda Kinsella put sign up on bulletin board about people not cleaning up after their dogs.

NEW BUSINESS

Meeting Dates

- 4/7/14 BOD meeting to assemble budget.
- 4/21/14 BOD meeting to review budget.
- 5/10/14 membership meeting to review 2014/2015 budget.
- 5/24/14 annual meeting of membership to vote on 2015/2015 budget.

Signage

- Motion made by Ed Gales to put a sign up on Odell Way by bulletin board to inform people to clean up after their dogs. Motion was seconded by

Patrice Horan.

- Discussion: Pete Potter stated he was against excessive signage at our beach.
- Discussion: Damian Ranelli would like to know cost of signs as well as cost of bag dispenser to be attached to sign.
- Motion to install “Dog Cleanup” sign carried unanimously.

Meeting Adjourned: Motion made to adjourn meeting at 7:50pm by Damian Ranelli. Motion seconded by Pete Potter. Motion to adjourn carried unanimously.

Submitted By:

Jon Dymczyk

Clerk

