

District of Chapman Beach - Board of Directors

Meeting Minutes - 10/19/2015

Members present - Andy Calderoni, Ed Gales, Pete Potter, Marlana Whaley, Damian Ranelli, Eloise Kumnick, Tom Odell, David Osceola. Absent - Patrice Horan

6:00 - Call to Order

-Clerk's Report - None at this time as Clerk was absent from meeting.

-Treasurer's Report - Pete Potter noted that the District currently has a little over sixty nine thousand dollars on hand once expected tax payment arrives. There are some bills left to be paid but we are in very good shape financially and are paying down loan from storm Sandy damage. Ed Gales suggested using tax receipts from settlement to buy down the storm loan. Tom Odell made a motion to accept with Damian Ranelli providing second. Motion passed unanimously.

President's Report - No correspondence at this time.

Board Etiquette - Discussion on agreeing to disagree at times but moving forward as a Board.

Old Business

1961 Boston Post Road - Stipulation agreement between developers, John Pellico, and the Town of Westbrook has been signed, sealed, and will be presented to Judge Berger for approval on October 30. Part of agreement includes split rail fence and horse gate along Chapman Beach Road, landscaping around dumpster, CB Rd., as well as along property line shared by Damian Ranielli. Tom Odell questioned the use of deciduous trees rather than spruce as shown on schedule as silver leaf and linden trees. Bus stop will be located 100 feet from the corner of Chapman Beach Road and may be part of liner building as yet to be finalized by Town. Stone wall to be built around corner and Chapman Beach sign to be reinstalled. Additionally, parcel owned by Mr. Boccarosso but located in the District will be quit claimed to District. All deeds to condos will include a clause stating no beach rights come with said deed. Moving forward, Items in agreement violated would have to be sorted out between Chapman Beach and Condos, not the Town unless covered by town ordinance. Westbrook's town attorney questioned the possibility of CB sharing in partial fees incurred by the Town in this process. BOD would not entertain said notion.

-Executive Session - Ed Gales made a motion with Damian Ranelli providing second.

-Parking on Fox Street - The District has received correspondence from Westbrook Fire Marshall Rehberg stating Fox Street has been declared a fire lane. No parking shall be permitted: signage will be posted at both ends.

-Tax delinquency process - As new laws have been enacted CB will include these changes in our annual meeting mailing. The tax committee will be compiling a time-line letter outlining the process that happens when taxes become delinquent.

Reports

- Land Management - No report.

- Recreation Committee - No report.

- Council of Beaches - Ed Gales reported on status of road paving. Westbrook has been operating with a plan but does not include much of beach areas. Additionally, local towns are once again in discussion regarding sewers and sewage. Westbrook has been at a standstill

but as there is now a full time sanitation officer this may change. Other towns have also expressed interest in starting their own Councils in order to be more collaborative.

New Business

- Protection of Beach Rights - After presentation by attorneys McCauley and Hudson it was suggested that DOCB tighten up our beach rules. The "Good Neighbor Policy" should revert to the rules of the District and attach to our Bylaws. Marlena Whaley and Eloise Kumnick will update "policy". Additionally, beach bands will entitle owners or renters up to ten people onto the beach. Guard duty may expand as needed.
- Easement on Hogan Road - Request for underground utility easement for 7 Hogan Rd. has been received by Andy Calderoni. As attorney review is needed and the District does not feel it should incur costs, this request will be referred back to owner of 7 Hogan.
- Alcohol at District events - Sue Potter brought up liability at the fall meeting expressing disapproval of current practice. Ed Gales has followed up with our insurance company and going forward alcohol will not be provided by the District at any events.
- Bike rack - Land Management will be including rack in next years budget.