

**DISTRICT OF CHAPMAN BEACH**  
**Fall Member's Meeting**

**Saturday, Sept 3, 2016**  
**10AM TO NOON**

**MULVEY MUNICIPAL CENTER**  
**866 Boston Post Road, Westbrook**

**President call to order at 10:08** Present: Andy Calderoni, Marlena Whaley, Nicole Vitrano, Diane Fuller, Damien Ranelli, Dave Osella, and Pete Potter. Absent Eloise Kumnick.

**CLERK'S REPORT.** The decision was made to accept the Annual Meeting minutes at the next Annual Meeting in the Spring.

**TREASURER'S REPORT.**

As of 8/31/2016, the balance in the District's checking account was approximately \$74,000, which includes the \$25,000 which has been set aside for the Storm Fund. The outstanding balance for the Sandy Loan as of 8/31/2016 is approximately \$19,000. The District's year to date expenses are consistent with the prior year and the approved budget. As of 6/30/2016 the delinquent taxes and related interest equaled only about \$1,000 which represents a significant improvement over prior years. Our outside accounting firm, Mahoney & Sabol, is currently reviewing the District's financial statements for the fiscal year ended 6/30/2016.

**PRESIDENT'S CORRESPONDENCE.** We are completing the final documents of the Roman tax issue.

**OLD BUSINESS.**

Boat Registration. The purpose of registering boats is to provide a service to the boat owners in case of an emergency. We consider the program to be largely a success. Some people have not cooperated.

Janet O'Donnell is doing a great job for us. We ask everyone who has renters to tell them to get a sticker from Janet or Eloise.

Beach right definition pursuance. We decided to define who has beach rights after our experience with Mr. Boccarosa and the 1961 building. We would like to form a committee and are looking for volunteers. We will need legal counsel as we pursue this.

Chapman Beach Rules. This was formerly the Good Neighbor Policy. Wrist bands must be presented for beach access.

Summer wrap up. We completed the split rail fence and stairs on Second Ave. The bench at the end of Second Ave. was refurbished by Andy and Mary Beth Calderoni. Eloise again planted and maintained the flowers on the railings at the end of Chapman Beach Rd. We still need to move the bench at the big rocks closer to them. The stairs at the end of Second Ave need to be stained and sealed. Damien says he will do it. He did not want to inconvenience people trying to use them to get to the beach. Many people at Chapman Beach are unaware that the stairs in front of Grogan's House are Chapman Beach and may be used by all residents. Third Ave steps still need to be repaired. A new railing is needed on Fox Lane entrance.

#### NEW BUSINESS:

The Board requested volunteers to serve on the District's Audit Committee. Section 5 of the District's By-Laws require the Board of Directors to appoint an audit committee of three District members to audit the District's books every other fiscal year or upon a change in the District Treasurer and/or Tax Collector, or as required by long term financing. Ed Gales volunteered to serve. The Board intends to select the Audit Committee members at the October Board meeting.

## COMMITTEE REPORTS.

Land Management. Anthony Ruitto continues to do a great job. He will trim the weeds on the uplands. Adam again has done a great job as a beach guard. Question about invasive plants are taking over the uplands. Another question about when Anthony's contract expires. Anthony stops cleaning the beach one week after Labor Day. He will continue to mow into the Fall. Another question about any future plans to replant under the white tarp. We will put that on the agenda for the

next BOD meeting. Another question about what is happening at the Vitali house (formerly Father Ed's house). It seems they are trying to build a year round house on the site of a seasonal cottage. He is trying to move the house 7 feet closer to the water. The town zoning has said no but he is appealing. Meanwhile he needs an easement from us for his water. His alternative is to build a smaller house. There was a discussion about repaving First Ave. the BOD is working with the town of Westbrook. The condos at 1961 Post Rd are all sold. We have not had contact with Vista yet. We are waiting to deal with their association once it is formed. The contact person is Helen Bosch. Some concern was voiced about the builder abiding by the agreement we have reached. Another concern was the placement of the Chapman Beach sign and the placement of the bus kiosk for the 1961 residents.

Recreation. Linda Kinsella thanked the committee members for all the work they did for the special events this summer. Events include Wake Up to Summer, sand crafts, movies on the beach, kayak races and the Summer Wind Down. Hopefully next year we will expand the activities. The committee continues to sell T-shirts and caps.

Council of Beaches. Our representative is Ed Gales. There was a meeting on 8/29/16 which included the election of officers and an hour long presentation on hunger in Westbrook. The Council consists of 17 beaches. This Council has reached out to other shoreline communities to form a shoreline coalition. The Blight Ordinance was put on a referendum for this November.

The Motion to Adjourn was made by Linda Kinsella and seconded by Damian Ranelli at 11:15.