

District of Chapman Beach
Board of Directors Winter Quarterly meeting
Monday January 30, 2017 7:00
Mulvey Center

Agenda

Call to order 7:05

Present Andy Calderoni, Marlena Whaley, Damian Ranelli, Pete Potter, Eloise Kumnick, Nicole Vitrano, Diane Fuller, Patrice Horan

CLERK'S REPORT: Motion to accept the Minutes from the BOD meetings Fall quarterly Meeting on Oct.17, 2016 made by Damian seconded by Marlena, minutes accepted. Motion to accept the BOD Summer Quarterly Meeting on July 25, 2016 made by Damian seconded by Pete, minutes accepted. Motion to accept the Fall Member's Meeting Saturday, Sept 3, 2016 made by Damian, seconded by Marlena, minutes accepted with some minor changes.

Treasurer's Report: Presented by Diane Fuller. Nothing new in report. Question about the fee charged by Mahoney & Sabol. After some discussion, consensus is that it is not much of a change. Motion to accept report made by Damian, seconded by Marlena. Report accepted.

President's Report. No correspondence.

No public session tonight.

Old Business

Audit of financial statements. The Audit Committee members Jeff Piccolo, Brendan Leary, George Zinser and Diane Fuller met and reviewed the financial statements. The consensus is that the financials are appropriate. All went well, there were no significant issues.

Protection of beach rights. The committee headed by Nicole Vitrano consists of Damian, Andy and Mike Zubretsky met. They reviewed the documents from Settler's Landing. It appears that the stipulated judgement is being followed. That is, the condo residents would be made aware that they have no beach rights. We need to do our due diligence to ensure that it is implemented. As of now the condo documents have not been complied. Andy says some small things still have to be done at Settler's Landing such as gates.

Another issue addressed by this committee is to define beach rights. What are we trying to accomplish? What are we trying to prevent? The Committee needs to figure out if we want to engage Counsel. One suggestion is to talk with Barbara Wolf from the Council of Beaches. We assume other beaches have the similar concerns. This could be a slippery slope. We can't pass ordinances but we can have rules. Andy will talk with Barbara Wolf.

Clarification of voter eligibility. Pete will obtain list from the Registrar of Voters. Some discussion about Trustees being able to vote in referendums but not regular elections. We need clarification.

Vista Compliance. According to Helen Bosch, the CEO of Vista, the paperwork for the residents rules and guidelines is not completed. A meeting is planned for the weekend. Some concern was voiced regarding the retention pond on the property. Scott Desmond, a partner with Bocarossa the developer, was notified about our concerns.

7 Hogan Rd update. Andy tried to contact Mr. Vitale, there was no response. The Lawsuit against the town of Westbrook is still in play.

Land Management Committee. Presently we only have our beach guard 10 to 4 on weekends and holidays. Is this enough. We are very happy with Adam and the job he is doing. Do we need to expand? We have money in the budget to do so. Some question about who owns the extension of Third Ave. We will check the survey. A good map of the District should be on the website.

New Business

We had a discussion about whether or not to post unapproved minutes. We will only post BOD minutes that have been approved. We will approve the Fall meeting minutes at the following BOD meeting. The Annual Members's Meeting Minutes will be posted immediately as unapproved. They will be approved at the following Annual Member's Meeting.

Andy compiled information about watercraft at Chapman Beach. Some discussion about whether they are rules. If they are rules, who will enforce them? Andy does not want to be the enforcer. Janet O'Donnell will continue to distribute the registrations. Eloise and Marlana will deal with any problems that may arise.

Future meeting dates:

April 3, 2017 Budget presentation to the BOD

April 24, 2017 BOD meeting

May 20, 2017 10am, Saturday meeting presentation of the budget

May 27, 2017 Annual Member's Meeting, 10 am Saturday meeting

Damian and Pete will get quotes to repave First Ave.

Respectfully submitted,
Patrice Horan

