

District of Chapman Beach
Board of Directors Spring Quarterly Meeting
Monday April 24, 2017 7:00pm
Mulvey Center South conference room

Agenda

Call to Order 7:04

Present: Andy Calderoni, Pete Potter, Damian Ranelli, Dave Osella, Diane Fuller, Nicole Vitrano, Eloise Kumnick, Marlana Whaley, Patrice Horan

Clerk's Report. Minutes from Jan 30, 2017 were read by the clerk. Members choose not to approve until they receive copies. Minutes were sent during the meeting.

Treasurer's Report. Diane Fuller presented the present budget. Copies were distributed. The third quarter is quiet. The cash balance is approximately \$81,000. Motion to accept made by David, seconded by Marlana. Report accepted.

President's Report. Andy updated everyone about the invitation from Settler's Landing to attend their Open House this Saturday from 12 to 1:30pm. Andy has spoken to Mr. Siegelaub, the president of the Settler's Landing Association. He is the father of one of the residents. He shares some of our concerns about the grounds such as the pond. He says he is aware that the residents have no beach rights. Andy will have further conversations about concerns.

Motion to go into Public Session. Motion made by Damian seconded by Nicole.

Recreation Committee: The Recreation Committee needs volunteers. This will be further discussed at the Membership Meeting.

Watercraft Registration: Andy distributed the information about Watercraft at Chapman Beach. Much discussion about why we cannot make these enforceable. We will monitor the situation. We will only interfere if safety is an issue.

Public Issues: Ed Gales had a few issues. He voiced some concerns about:

- Settler's Landing: These include the dumpster, dead plants, and the drainage pond.
- The White Tarp on the Hillside at the Main Beach: He mentioned the plants that have not grown. Discussion followed about what can be done. The hill was a unique environmental challenge following Super Storm Sandy. We had to follow DEP guidelines.
- Sand: Another concern is the sand at the beach. A lengthy discussion followed.
- Paving of First Avenue: The paving of First Ave was discussed.
- Audit Committee report: Ed asked for a copy of the Audit Committee report. Diane stated that she had discussed the results of the Audit Committee review with each of the Audit Committee members but there no written report.
- Traffic Control: Ed did some research on traffic control as motorists are speeding at Chapman Beach. There is a speed monitor that we can borrow to inform motorists how fast they are driving.
- Minutes of April 10, 2017 Preliminary Budget Meeting: Ed asked why there were no minutes of the Board's Preliminary Budget Meeting on April 10, 2017.
- Janet O'Donnell voiced concern about trees which were removed from her property by Eversource without her permission. She wondered if other members had had similar issues.

Council of Beaches Report: Ed Gales provided the report on the Council of Beaches. The next Council of Beaches meeting is May 3, 2017. There will be a public meeting about blight and a referendum this summer.

First Order of Business

Discussion and resolution of any issues/requests from public sessions:

Watercraft registration: We will mail the Watercraft guidelines to all residents with information about the budget.

Traffic Control: Andy will look into purchasing a speed monitor for the beach. We will write a letter to Bonnie Palermo about formally requesting to borrow the speed monitor from the Council of Beaches.

The White Tarp at the Main Beach: Damian will contact All Habitat about how to rehab the living wall. All agreed that the living wall is doing its job but doesn't look very good.

Audit Committee Report: Diane will make an oral report concerning the findings of the Audit Committee at the Membership Meeting.

Preliminary Budget Committee Meetings: Andy acknowledged that there will be minutes for future budget meetings.

Old Business

Land Management Committee: The Land Management Committee discussion included the following:

- Beach Cleanup: We voted to continue to clean the beach weekly. We will monitor to see if this is necessary. We also voted to have the rhododendrons trimmed at the end of Chapman Beach Rd to make the Chapman Beach sign more visible.
- First Ave Paving: A vote was taken to pave First Ave.
- Storm Fund: We will continue to contribute \$5000 annually to our Storm Fund.
- Third Ave. Stairs: The stairs at Third Ave need to be repaired. Damian will get bids. It is important that the work be completed by June 30th.
- Sand: After much discussion, a motion was made by Pete, seconded by Damian to clean the beach, relocate the sand, and then re-evaluate the need to purchase sand. Motion passed seven to one.

Review and finalize budget: A motion was made to approve the proposed budget by Eloise, seconded by Marlena. Motion passed, all in favor except Pete.

Clarification of voting eligibility: Research confirmed the conclusion that trusts and trustees were not eligible to vote.

Update on protection of beach rights: Nicole reported that the Beach Rights Committee continues to work to clarify its objective and develop suggested beach rules.

Vitali property (formerly Father Pfanusch's house). There is no new information.

New Business

New board members: We should put some information together about board responsibilities for prospective members.

Motion to Adjourn.

Motion to adjourn made by Damian, seconded by Pete