

District of Chapman Beach  
Board of Directors Winter Quarterly Meeting  
Monday January 22, 2018 7:00pm  
Mulvey Center North Conference Room

Members present: Andy Calderoni, Marlana Whaley, Diane Fuller, Nicole Vitrano, Eloise Kumnick, Patrice Horan, Damian Ranelli; absent David Osella, Pete Potter

**Call to Order 7:00pm**

- Clerk's Report: Minutes from Board of Director's Fall Quarterly Meeting offered for acceptance. Damian Ranelli made the motion to accept, seconded by Patrice Horan. Minutes accepted.
- Treasurer's Report: As of December 31, 2017, the District had \$36,829 in its checking account and \$25,012 in its Storm Fund savings account for total funds of \$61,841. This compares to total funds of \$70,913 as of December 31, 2016. The decrease is principally attributable to the payment in October 2017 of the invoice for the paving of First Avenue (\$15,876). In preparing the budget and determining the tax rate for 2017-2018, the Board expected to pay for part of the paving out of reserves, rather than current year taxes.

At the time of the October 2017 Board meeting, three taxpayers still owed taxes for 2016-2017 tax year. Subsequent to the meeting, liens were placed on the properties of the two taxpayers who had outstanding amounts from the taxes due July 1, 2016. Two of the three taxpayers have now paid the delinquent 2016-2017 taxes and one of the liens has been released.

- President' Report: Andy has obtained the keys from Tom O'Dell for the Post Office. Mike Zubretsky has requested a diagram of the beach for the Sand Committee.

**Motion to enter Public Session at 7:10**

No one from the public is present.

- Recreation Committee Report - none
- Watercraft Registration Report - none
- Council of Beaches Report - none
- Sand Committee Report - Marlana Whaley will update under First Order of Business

**Motion to end Public Session at 7:11**

## **First Order of Business**

- Sand Committee: No members are present except Marlana. Marlana reported the committee is working to establish metrics to evaluate sand quality and quantity. They are still gathering information. Members are Janet O'Donnell, Ed Gales, Mike Zubretsky and Marlana Whaley representing the BOD.

## **Old Business**

- FOIA update and discussion of board conduct and practices going forward: Diane Fuller and Nicole Vitrano have worked with Mike Zubretsky to address his concern that the board work in a respectful and professional manner. Damian suggested that this committee should work in a more open forum. The entire board agrees last summer was a painful experience for all. Andy emphasized that we have to treat each other and members of Chapman Beach with courtesy. Nicole suggested that she and Diane create a short Mission Statement and an explanation of how the Board operates.
- 1961&1935 Boston Post Road Update. Andy reported that the gate is upon the dumpster. All the provisions of Schedule C have been met. The retention pond is functioning. Damian expressed concern that if 1935 is developed it may impact negatively on some septic systems. He suggested that we address this proactively to avoid flooding. Some discussion about asking the Town of Westbrook to maintain the brook and culverts. More discussion of how this should be addressed by residents of Westbrook, not residents of Chapman Beach.
- Update of protection of beach rights: Nicole reported that nothing has been done as they have no budget. She has questions for counsel but we have not allocated any funds for this. We presently have no pressing issues requiring us to act. This will be addressed in the future.
- Land Management: Eloise and Marlana reported on the following:

Billy Glynn contacted some exterminators about removing rats from the rocks on the big jetty. It would be necessary to use poison to insure their removal. This is thought to be too dangerous as children play there. We will look for another solution.

Small mounds of sand have been made in an effort to preserve and harvest the existing sand. Anthony (who maintains our beach) has done this under the guidance of the Land Management Committee. This is our first year doing this. Damian thinks this should have been done differently. He says people have complained about not being able to use the beach. Marlana reiterated that any complaints or concerns should be in writing as is our policy. As this is a first-time initiative the Committee has plans to discuss the pros and cons later in the season before going forward. Andy offered

that this is a lesson learned and we should all work together. This will be addressed again later this year. Damian offered to work as a resource for this committee.

There is a large tree trunk embedded on the main beach and will be removed sooner rather than later as it is getting buried in the sand.

**New Business:**

- Andy asked all board members to consider what projects are needed for the coming year. One project is the addition of stairs across 3rd Ave.
- A suggestion was made about post cards of the beach as a fund raiser. Another suggestion was a notebook for each home with information about the beach.

Future meetings April 16, 2018 Board of Directors  
May 12, 2018 Budget Meeting  
May 26,2018 Annual Chapman Beach Meeting

Motion to Adjourn made by Damian, seconded by Eloise.

Respectfully submitted,

Patrice Horan