

District of Chapman Beach
Board of Directors Spring Quarterly Meeting
Monday April 16, 2018, 7:00 pm
Mulvey Center South Conference Room

Members present: Andy Calderoni, Marlena Whaley, Diane Fuller, David Osella, Damian Ranelli, Eloise Kumnick. Absent, Patrice Horan, Nicole Vitrano, Pete Potter

Call to Order 7:00 pm

- Clerks Report – January minutes to be emailed to BOD members for discussion and approval.
- Treasurer’s Report – Diane reported that activity in the third quarter was minimal as usual. At the end of the quarter, the District had about \$50,000 in our checking account and about \$25,000 in our Storm Fund savings account. The total of \$75,000 compares to \$81,000 in the checking account at 3/31/2017. The current year \$5,000 contribution to the Storm Fund will be transferred to the savings account in the fourth quarter to bring the total to \$30,000 by year end. The goal is to grow the Storm Fund to \$50,000, which approximates the District's cost of repairs after Tropical Storm Sandy.

Tax collection is high with only one homeowner in arrears from last year. An additional 6 homeowners are currently delinquent with respect to the January 2018 tax payment.

District By-laws require a review the District financial information by a three-member Audit Committee every two years. Volunteers will be requested at the Annual May meeting. It was noted that George Zinser, Brendan Leary, and Jeff Picciolo conducted the last review and it was hoped they would be willing to continue to serve. Marlena made the motion to accept the Treasurer’s Report and Damian seconded. Motion passes.

- President’s Report (Correspondence) – Andy passed around a note from David Osella thanking CB for the memorial gift honoring his late mother.

Motion to enter Public Session

- Rec Committee Report – None

Volunteers will be requested at Annual meeting in hopes of keeping this committee active.

- Watercraft Report – None

The Board discussed problems of last season with folks not following District Rules. Since some of the issues have involved renters, members are reminded to provide their

renters with copies of the District Rules and Watercraft registration requirements which are distributed annually.

- Council of Beaches Report – None
- Sand Committee Report - None

Marlena advised the Board that the Sand Committee will be ready to report their findings at the Annual Members' Meeting in May. Damian requested that the BOD have access to the report prior to the meeting.

David walked the beach today and noted how much sand appears to have been gained over the winter.

Motion to end public session and return to BOD Meeting – Damian made the motion to end the public session and David seconded. Motion passes.

First Order of Business

Discussion and resolution of any issues/requests from public session – No discussion was necessary.

Old Business

- FOIA update and discussion of BOD conduct and practices going forward – Diane reported on improvements that have been made and efforts to educate the Board on appropriate board practices. Andy stated that as a board we need to keep discussions open and accepting of all inputs.
- 1961 & 1935 Boston Post Road update – Andy reported that all Schedule C items from the 1961 Boston Post Road settlement agreement have now been addressed. Some time ago the developer advised Andy that he had made preliminary gestures to the Town for development of 1935 Boston Post Road and that he hoped to have an open dialogue with the adjoining neighbors as any potential project moved forward. Since then there has been no new information.

Andy took this opportunity to address 2 Chapman Beach Rd. (corner of the Boston Post Road and Chapman Beach Rd.) The property will be going up for sale and is currently approved for a five-condo development with an asking price of \$160,000. The property is currently outside the district. The Board will need to monitor the situation and consider potential future action.

- 2018 Budget discussion – Diane had previously distributed a draft proposed 2018/2019 budget to the Board. She recommended that Board discussion focus on Beach

Maintenance, Common Area Improvements, Legal Fees and the new Tax Rate disclosures at the bottom of the draft.

The Board discussed various aspects of the proposed budget and made minor revisions based on the discussion.

Damian made the motion to present proposed budget with the discussed revisions for 2018/19 fiscal year to the members for the May Budget meeting. Marlena seconded. Motion passes.

- Land Management Committee - Eloise and Marlena reported that the experiment to pile sand in hopes of saving it from winter storms appears to have been a success. Since the sand movement was not anticipated at the time the current year budget was approved, the decision to move the sand as well as the need to remove an extremely large tree trunk on the main beach result in a budget overage in Beach Maintenance.

Damian noted that it was difficult to walk between the First Avenue extension and Second Avenue due to overgrown brush. The BOD will look at it for potential cleanup. Should that happen, any and all neighbors will be notified.

Erosion prevention tarp on main beach – Area has need of cleanup of dead leaves that have fallen onto the tarp over the winter. Andy expressed a desire for a “Community Cleanup” get together whereby this could be accomplished along with other small jobs needed.

- Beach mooring registration to comply with Harbor Management Commission – Andy advised the Board that the Westbrook Harbor Management Plan requires that all private moorings along the Westbrook shoreline be registered with the town of Westbrook. By town ordinance, after July 15, 2018 all unregistered moorings will be considered abandoned and removed from Westbrook waters. Requirements for mooring tackle and forms for mooring registration may be found on the Town of Westbrook website under the Harbor Management tab (“mooring tackle requirements” and “beach permit”).

If any Board members receive questions about the registration rules, they should explain that the new policy has nothing to do with District of Chapman Beach and is totally under the jurisdiction of the Westbrook Harbor Commission. Andy will also communicate this information to Janet O’Donnell since she handles the watercraft registration for the District.

New Business

- There was no new business.

Motion to adjourn. Damian made the motion and Marlena seconded. Motion passes.

Respectfully submitted,
Eloise Kumnick (for Clerk)

Upcoming Meetings to be held at Mulvey Municipal Center:

Budget Workshop -May 12, 2018
Annual Meeting – May 26, 2018