

District of Chapman Beach
Board of Directors Fall Quarterly Meeting
Monday, October 15, 2018
7:00 pm
Mulvey Center-Room A

Call to order 7:00 pm

BOD members present: Damian Ranelli, Pete Potter, Eloise Kumnick, Marlena Whaley, Diane Fuller, Nick Breault, Davis Osella, and Patrice Horan. Absent: Nicole Vitrano.

Clerk's Report - Patrice presented the minutes of the July 16, 2018 Quarterly Board of Directors Meeting, the August 11, 2018 and September 22, 2018 Special Meetings and the Fall Members' Meeting. Motion to accept made by Damian, second by Eloise. Report accepted unanimously.

Treasurer's Report- Diane presented the First Quarter Financial Report. This was a routine quarter. The most significant, non-recurring expense was the payment of \$750 for the field survey of Dibble Beach and the Main Beach. We have minimal delinquent taxes. We have \$53,000 in our checking account and \$30,000 in our storm fund savings account. Motion to accept made by Damian, second by Pete. Report accepted unanimously.

President's Correspondence- Marlena received a letter from a Cedar Crest member, Peter Niro, thanking us for the use of the Third Ave. ROW during the renovation of his house. Mr. Niro has submitted a plan for the landscaping that includes the 3rd Avenue ROW. Marlena has also received emails asking about beach rules and how they can be enforced.

Motion to enter Public Session- made by Diane, second by Patrice. Motion passes unanimously.

Recreation Committee - No report.

Watercraft Registration - Diane made an inventory of 15 watercraft that appeared not to be registered. Pictures were placed on the bulletin board. Several members came forward to register their watercraft or to point out existing stickers on the underside of the watercraft. All boats are expected to be removed from the beaches by November 1.

Council of Beaches - Ed Gales reported on the last meeting of the season which was a well-attended political forum. It was moderated by Andy Schatz and was on Shoreline Cable TV.

Sand Committee – Mike Zubretsky presented the results of the member sand survey, copies of which were distributed. Forty-three members responded. Members were generally satisfied with the sand quality (88%) and most supported replenishment of the sand as needed (e.g. after a significant storm like Sandy) but not on a routine basis. A majority did not use the District website (60%) and would like to be contacted by email concerning District matters (81%). Mike also distributed a few copies of the report on the field survey of Dibble Beach and the Main Beach which was conducted to provide a baseline for future decisions.

Settler's Place Committee - Mike Zubretsky presented an update on Settler's Place developments. A committee consisting of Mike Zubretsky, Nick Breault and Pete Potter met with the developer's representatives and the Town of Westbrook. They discussed the negative impact the Settler's Landing project would have on the water table on some parts of Chapman Beach. The Wetlands Commission will review the plans at their next meeting, December 4, 2018 at 7:00 pm at the Mulvey Center. Interested parties are encouraged to attend and or address the Commission.

The Settler's Place report led to a discussion of ongoing traffic and parking issues. The Settler's Place Committee may ask the Developer to provide a radar sign to be placed on Chapman Beach Road. In addition, a petition has been signed by a number of District members requesting that parking on Waldron Drive be prohibited by the Town of Westbrook. A number of cars and commercial vehicles were parked on Waldron Drive during the summer and fall. The Westbrook Traffic Commission will address the issue at their meeting on December 10th, 2018 at 7 p.m., at the Mulvey Municipal Center.

Motion to end Public Session and return to BOD Meeting-made by Diane second by Patrice at 7:40 pm. Motion passes unanimously.

First order of business.

Discussion and resolution of any issues/requests from the Public Session – No further discussion was necessary.

Old Business

Discussion of parking on District roadways – The parking issues were previously discussed in the Public Session.

2nd Ave Sealing/Paving update – There was a discussion of the bids obtained and the work that has been done previously. A decision has been made to defer consideration of this work until Spring as an adjoining owner is contemplating putting in a driveway which would entail heavy equipment on our potentially newly paved road. Neighbors have been informed and are most understanding.

Review of Sand Committee Report – The report was previously discussed in the Public Session. The Board thanks Marlena Whaley, Janet O'Donnell, Ed Gales and Mike Zubretsky for their extensive work on behalf of the Sand Committee..

Land Management Committee – Marlena reported that Keith Sullivan and Bobby Canzanella had agreed to help with the swim buoys and lines. Damian agreed to repair the fence on the 2nd Avenue ROW.

The Board discussed whether to move sand upland to preserve the existing sand or leave it alone. Damian feels the Main Beach has a solid base but that last year's sand movement may have brought up a significant amount of dirt as well as sand. He recommended that the Main Beach be left alone this year to see if the winter storms would bring in addition quality sand on top of the existing base. He also recommended trying a gentler grading of sand on Dibble Beach. Motion to leave the sand on the Main Beach alone this winter and to grade the sand on Dibble Beach made by Diane, second by Patrice. Motion passes unanimously.

Continuation of July BOD meeting regarding committees, contracts, and committee members. – The Board agreed to form a Major Non-recurring Projects committee to help with large projects such as jetty repair and road paving. A written description of the role of this committee will be prepared to clarify its roles and responsibilities and to distinguish it from the Land Management Committee. Damian, Pete, David and Nick agreed to serve on the committee.

Review of Free Little Library - Ed Gales presented information about the Little Free Library. The books would be donated. A possible location would be near the bike rack near the Main Beach. Motion made to buy a Little Free Library at a cost \$560.00 to \$600.00 in the color of green made by Patrice, second by Eloise. Motion defeated by 4 (Pete, Damian, Nick, and Eloise) to 3 (Diane, David, Patrice).

Review of Board Guidelines – A decision was made to table the review until Nicole could be present.

New Business

Return of Documents – Pete Potter asked the we request the District legal counsel return any original documents which were provided in response to the FOIA request.

3rd Ave. ROW - Peter Niro has offered to provide landscaping as part of his cleanup of the damage done to the 3rd Avenue ROW during construction on his house. He has submitted a landscape plan. The Major Non-Recurring Project Committee will examine the plan and walk the area.

Motion to adjourn made by Nick seconded by Eloise at 8:50.

Respectfully submitted,

Patrice Horan