

District of Chapman Beach
Board of Directors Summer Quarterly Meeting
Monday July 20, 2020
Main Beach upland grassy area

Call to Order 6:00

Present- Andy Calderoni, Diane Fuller, Michael Zubretsky, Marlena Whaley, Eloise Kumnick, Pete Potter, Patrice Horan, Damian Ranelli, David Osella

Clerk's Report- Patrice presented the minutes. Some discussion about sharing all revisions of the minutes with all members of the BOD. Peter Niro requests a blind copy. Agree to send all members a copy of the minutes before they are approved. We will continue to post unapproved minutes. Motion to approve minutes from Jan 13, 2020 meeting with three minor changes made by Marlena second by Eloise, Minutes approved; Damian and Pete abstained. A motion to approve the minutes from the April 20, 2020 meeting made by Eloise seconded by Marlena. The motion passes unanimously. The minutes from May 9th, after much discussion were not approved. The situation is complicated by Gov. Lamont's orders during the pandemic. BOD members have different interpretations of the orders.

Treasurer's Report-Diane reported that the 4th quarter financial report was distributed to the BOD prior to the meeting. We have \$64,000 in our checking account and \$44,000 in our saving account. We have \$4,000 in our jetty funding \$40,000 in our storm fund. We can reallocate funds. The bylaws require an audit committee to review our funds every two years. We need 3 volunteers. Motion to approve the report made by Damian seconded by Marlena. All in favor.

Motion to enter public session. Motion made by Mike seconded by Marlena. All in favor. Discussion to have another Public Session at the end of the meeting to promote transparency. Motion withdrawn. Gentleman's agreement will allow every member to speak during all portions of this meeting. Peter Niro requests to be on committees and requested information about the process of getting on a committee. Diane reviewed the process from which the Land Management committee was formed. She used publicly available templates for best practices. She did not intend to change our process but she understands how that may have been interpreted. A discussion ensued. The BOD will address the process. Mike said that a new resident, Scott Tierney on First Ave has joined the Sand Committee. Ed Gales spoke on committees. Discussion on the purpose of committees and where they get their charge. Need to make printable copy of the bylaws on the website. Andy and Eloise will

work on it. Linda Kinsella spoke as the only person to have been on the original by laws committee and its intent. Peter Lovely spoke about beach goers' bringing glass to the beach. Requests a larger sign prohibiting glass on the beach. Janet O'Donnell spoke about readdressing the beach rules. Damian made a motion to close the public session, seconded by Pete. All approve.

First Order of Business. (President's Correspondence) Andy has received a FOIA request from Jim Mallozzi for BOD emails and texts. Going forward, Andy request he be included in all correspondence from BOD members.

He also received a letter from a resident about unleashed dogs on the beach. There was also a letter about a member being harassed by a BOD member. Board members are asked to ask people to follow beach rules. Ed Gales spoke. Damian responded. Mike requested that the Andy address the complaint. Andy said it all be addressed in an executive session during the Fall meeting.

Old Business. Nomination for a board vice president. Dave was asked but declined position. Pete was nominated and accepted the nomination. The Fall Members meeting will be on Saturday, Sept 5, 2020. The meeting will be out doors on the uplands.

FOIA update. A final packet was given to Ms. Mallozzi. All the information will be made available to Chapman Beach residents. Motion to make information available made by Pete, seconded by Damian. Motion passes.

Parking. We know what land we own of ROWs, Hogan residents must travel on it to get to parking. The beach ROW has bollards that can be opened. 2nd and 3rd Ave are greenways. No one needs to drive on them. We are not absolutely sure about Fox Lane. We don't have a survey. We assume the telephone pole is the border. We are not sure about Cherry St. We don't pay taxes on it. We had a committee that met multiple times. They met with the Traffic Commissioner and showed them data. Safety should be our main concern. We want to be neighborly.

Major Projects Committee. A question was asked about the accuracy of the property encroachments. A discussion ensued. Andy gave some context of the MPC and its purpose. The committee has made a list of possible encroachments of beach property. All adjacent landowners involved with the encroachments will be notified before any action is taken. Discussed the need for a survey of beach area. A motion was made to include Peter Niro on the MPC by Mike seconded by Diane. Motion passes with yes votes by all except Pete who was not in attendance at that point and Damian who abstained. Vote to have Scott Tierney on the Sand Committee. Motion passes with yes votes by Mike, Diane, Patrice, Eloise, and Marlena. Damian abstained. Marlena made a motion to have Peter Niro on the Land

Management Committee seconded by Mike. Voting to approve were Mike, Diane, Patrice, Eloise, David, and Marlana. Damian abstained. Motion passes. Damian requests to be on the LMC. Vote taken, Patrice voted to approve. Mike, Diane, Eloise, Marlana, and David voted the motion down.

1935 BPR update.the speeding sign to be delivered. We need a creative way to post it. We cannot put it on a stop sign.

Land Management report. Eloise gave a report. Hedges have been cut. Peter and Jean Lovely have put an order in for a bench at the top of Second Ave in memory of Yolanda Canzanella. Anthony has cleaned the beach with the new machine. We had a storm and the seaweed was cleared. Most people are happy with the beach. Some discussion about whether or not the LMC can authorize storm related clean ups. Eloise advised she will not respond to offensive emails from fellow Board members due their tone and tenor. Some discussion about whether the machine used by Anthony to clean the beach is ruining the beach and the quality of the sand. The Sand Committee was asked to evaluate the sand. Andy wants to be part of every committee and copied on all communications. He requests better communication. Andy spoke in favor of the new sand machine. It will result in less shells. Peter Niro's opinion was sought about seaweed removal. A discussion ensued about machinery cleaning the beach. Damian has concerns about garbage being put back into the water. All agree the beach looks good.

Move to adjourn the meeting at 9:30 pm as it is getting dark and the insects are biting. All items of the Agenda were not addressed.

Annual meeting to be held at 10:00 a.m, September 5th, 2020 on the uplands of the District.

Respectfully submitted,
Patrice Horan

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