

District of Chapman Beach  
Fall BOD Meeting  
Monday October 19, 2020  
6:00 pm  
Zoom Meeting

Call to order at 6:00 pm

Board members present: Marlena Whaley, Eloise Kumnick, Diane Fuller, Andy Calderoni, Damian Ranelli, Pete Potter, Bob Alger, John Johl, and Paul McGill

Marlena welcomed Bob Alger, John Johl, and Paul McGill as the new board members.

**CLERK'S REPORT:**

Motion to approve the minutes from the Summer BOD meeting was made by Diane Fuller and seconded by John Johl and approved by unanimous vote.

The minutes from the 5/9/2020 budget meeting were not approved due to clerk error and will be approved at the January meeting.

**TREASURER'S REPORT:**

Diane reported approximately \$64,000 in Checking and \$53,000 in savings. Those accounts include \$45,000 in the Storm Fund and \$8,000 in the Jetty Fund. Diane stated we did spend more money this season on beach clean-up due to the storm and the mussel accumulation on the beach.

The Audit committee of Peter Lovely, Jim Mallozzi, and Mike Marino finished the audit and made four recommendations

- 1) Financial policies should be written and implemented. Diane agreed this should be pursued.
- 2) Centralize historical records. Tom Odell's records have been given to Andy Calderoni and have since been organized forwarding the financial files to Diane.
- 3) Present Surety Bond is not sufficient to cover the Districts assets and a new provider may be needed. Diane to investigate and report back.
- 4) Marlena Whaley made a motion for two resolutions (one for each account) requiring checks in excess of \$5,000 require two signatures and checks of less than \$5,000 can still be signed by one person. Also to allow the treasurer to change the authorized signer from Andy Calderoni to the new president Marlena Whaley. The motion was seconded by Pete Potter. The motion passed unanimously.

Pete Potter questioned an expenditure for legal consultation made by a board member and not the president sighting previous discussions to not allow such practice.

Motion to Accept the Treasure's Report made by Malena Whaley and Seconded by Eloise Kumnick. Motion passes 5 yes to three no with Pete Potter, Damian Ranelli, and Bob Alger citing the above payment of the payment of the legal consult above.

#### **PRESIDENT'S REPORT:**

Marlena reported 4 correspondences

- 1) Joanne Foss wrote reporting receiving conflicting information leading to confusion regarding her family members' eligibility to vote. Marlena asked she be the source in the future for voter eligibility questions.
- 2) Sue Potter wrote an email regarding a posting on the website that she found offensive. Marlena replied to Mrs. Potter.
- 3) Ed Gales wrote an email requesting the A-Frame sign go up notifying residents of this meeting. The sign was put up.
- 4) Ed Gales wrote an email requesting someone inspect the drain on the corner of 2<sup>nd</sup> Avenue and Chapman Beach Avenue due to debris.

Motion to accept the President's Report made by Andy Calderoni and seconded by Eloise Kumnick. The motion was approved by unanimous vote.

#### **PUBLIC SESSION:**

Motion to enter public session made by Marlena Whaley and seconded by Damian Ranelli. The motion was approved by unanimous vote.

Ed Gales asked that the district revisit trash removal citing safety with less truck traffic and possible savings to members. Marlena responded that the cost being based on home assessment caused an unfair disparity in cost causing the previous practice to cease. Mike Zubretsky suggested a voluntary program. Marlena asked for a volunteer to investigate and no one came forward

Ed Gales asked if any plantings will be added to the White Tarp. Damian Ranelli stated no plans to add any plants but the site will be evaluated again in the spring.

Damian Ranelli made a Motion to end the public session seconded by Marlena Whaley. The motion was approved by unanimous vote.

#### **OLD BUSINESS:**

##### **Jetty proposals:**

Mike Zubretsky discussed the proposals he previously distributed to the board members. He stated we had many options to consider including the need to involve Cedar Crest in the process to possibly share costs. Mike offered to be consulted going forward with this project. No motion was made but it was agreed this project is to be in the hands of the Major Projects Committee.

##### **Major Projects Committee:**

Damian asked that we pursue acquiring surveys of all common areas that we do not presently possess.

Pete Potter and Damian Ranelli inspected the drains mentioned in Ed Gales email to Marlana and determined it is fully functional but the debris will be removed soon.

A discussion regarding adding Bob Alger to the Committee was tabled until the January meeting citing the absence of committee member Peter Niro.

Damian requested the need to investigate the need for stairs over the jetties fronting Cedar Crest that were damaged and removed following Hurricane Sandy. All agreed.

#### **Sand Committee:**

Mike Zubretsky discussed the report he previously distributed to the board members. Sand levels are very high and sand quality is good. He questioned if given the high levels the need for pulling sand up.

A discussion regarding the Surf Rake (big) versus the Sandman (small) machine performance versus cost.

This subject will be further discussed in next year's budget process.

Mike volunteered to investigate an alternative use for the 'Pink Slipper' shells.

#### **Council of Beaches:**

Ed Gales reported the Candidates' Forum was cancelled, 'Stuff-a-Cruiser' food drive was a great success, and a warm clothing collection will be held on the green on December 5<sup>th</sup>.

#### **NEW BUSINESS:**

##### **Bylaw Changes:**

Motion to authorize Marlana to present the three bylaw changes to Suzanna McCauley, our attorney, to put into proper legal language made by Marlana Whalley seconded by Andy Calderoni. During discussion Jim Mallozzi enforced the fact that these changes were adopted by the membership cannot be changed. All agreed. The motion was approved by unanimous vote.

A discussion regarding a committee be formed to explore further changes to the bylaws. John Johl asked that we include the adoption requiring the use of Robert's Rules. Further discussion will be continued.

##### **Paid Recording Secretary:**

A need to create this paid position was removed and the Clerk, Andy Calderoni, will record the minutes.

##### **BOD Guidelines and Communication Points:**

Paul McGill presented his Communication Workflow diagram as a means to increase transparency, and increase member participation. The board was not prepared to comment on this process so Paul asked that the diagram be reviewed prior to the January meeting so a more in depth conversation can be had. Paul also proposed the need for a paid IT position to coordinate this process as well as website management and he further volunteered to write up a job description for this position.

##### **Additional BOD meetings for July and August:**

Two additional meetings in July and August to facilitate the increased activity during the summer months was proposed. All agreed.

**Website Content:**

Damian Ranelli asked that all content on the website have board approval prior to posting. Andy Calderoni asked that the board investigate some means to make all of our emails go to one visible spot to increase transparency. Andy also asked to work with Eloise to gain access to the website. Eloise agreed.

**Beach Rules:**

Damian asked that we enforce parking rules equally on all of our ROWs and that a letter be sent to all violators. Marlena stated she would not comply until further discussion and consent by the board is achieved. Andy Calderoni reiterated the need for surveys of the district common areas. Damian asked that the depositing of lawn clippings and debris be stopped citing this continued practice at the lower corner of 2<sup>nd</sup> Avenue.

**Motion to Adjourn:**

Motion to adjourn made by Bob Alger seconded by Eloise Kumnick. The motion was approved by unanimous vote at 9:27pm.