

Chapman Beach BOD budget workshop meeting

April 5, 2021 6:00pm via ZOOM

BOD members present: Marlena Whaley, Eloise Kumnick, Andy Calderoni, Diane Fuller, Peter Potter, Damian Ranelli, John Johl, and Paul McGill

Marlena Whaley called the meeting to order at 6:00pm

Marlena Whaley began the discussion regarding filling the vacant board position.

Damian Ranelli made a motion to reinstate Bob Alger back to his position on the board and seconded by Andy Calderoni. Damian made a statement regarding Bob's qualifications. Eloise Kumnick asked what Bob would do differently if reelected Pete Potter stated Bob was not present on the line but would join in a moment.

Pete then asked that Bob simply be reinstated. Saying this situation should be a reinstatement and that our attorney should be consulted. Marlena cited an email from our attorney dated July 25, 2018 following Andy's resignation from the board and stated it was not necessary to consult our attorney.

Marlena made a statement in opposition to Bob returning to the board and in favor of the other candidate Sandi Gales. Bob was not present until this point but signed in to the meeting and Eloise re stated her previous question to which Bob replied that he would better understand the scrutiny he may be under and that he would no longer be the chairman of the MPC.

Diane Fuller stated she would only vote if the BOD can vote for one of the two candidates. Damian amended his motion to allow the BOD to vote for the candidate of their choice seconded by Andy. The election resulted in the election of Bob Alger by a 5-2 vote. Damian Ranelli, Andy Calderoni, Paul McGill, Pete Potter, and John Johl in favor of Bob Alger and Diane Fuller and Eloise Kumnick in favor of Sandi Gales.

Marlena then moved the meeting on to the budget and called on Diane to conduct the process.

Eloise stated the LMC, at their 4/25 meeting, recommendation is to use Anthony's service. A discussion regarding Anthony's service history and a DEEP document provide by Andy Calderoni regarding beach cleaning and grading practices caused the actual decision of the contractor to be used to be made at the April BOD meeting. Diane stated because all of the proposals are so close in price the budget line item would not change significantly.

Diane suggested adding \$1000 to Storm clean up citing the \$1850 we spent last year but it was decided not to be added.

Andy asked that \$250 be added to the Swim Area buoy.

General common area improvements was entered at \$2000

Pete discussed the MPC recommendation that the \$15,000 for the Jetty engineering and the \$10,000 ROW survey come directly from the general fund as opposed to being budgeted which would raise taxes greatly. The members would vote separately on these two expenditures at the Annual Member's Meeting. The decision to approve this voting process would be made at the April BOD meeting. Diane agreed to remove those items from the budget

The Legal line item was not changed from the \$2,000 amount. There have been no Legal fees regarding the by-law changes at this point. Jim Mallozzi stated he didn't feel any legal cost would be minimal.

Insurance district property was raised \$100

Westbrook taxes was raised \$100

A discussion regarding Tax Collection being conducted in house would save over \$5,000. Andy has constructed an Excel/ Word mail merge document and sample tax bills have been sent to the BOD members. He stated two of the Westbrook beach taxing districts' Tax Collectors are not CCMC certified. He also cited a document in his possession stating CCMC certification is not required. He also stated he would require a volunteer to audit this process and be a backup to him. The decision whether we will bring that process in house will be decided at the April BOD meeting. The decision was made to leave the money in the budget and take out if the in house process is approved in April.

Recreation was left at \$500

A discussion to have the members vote at the Annual Members' meeting to fund the \$5,000 Emergency Storm fund come from the general fund. The \$5,000 will remain as a line item.

Jetty Repair Fund was left at \$4,000

The adjusted budget would be approximately \$38,086 with a mill rate of about 1.52

Andy asked Eloise to post the DEEP General Permit for Coastal Maintenance document he provided onto the chapmanbeach.com website

Pete Potter reported the DEEP has given us permission to place large rocks on the white tarp at a cost of less than \$3,000. Diane stated there is unspent dollars in the General common area improvements to fund this project. It was decided to get all the information required to be approved at the April BOD meeting so the work can be completed prior to this upcoming season.

Meeting adjourned at 7:37pm

Respectfully submitted

Andy Calderoni

Clerk