

District of Chapman Beach
Spring BOD Meeting
Monday April 19, 2021
6:00 pm
Zoom Meeting

Call to order at 6:00 pm by Marlena Whaley

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

Clerk's Report: Motion to accept the January 25, 2021 BOD meeting minutes by John Johl and seconded by Damian Ranelli. The motion passed unanimously.

Treasurer's Report: Diane Fuller reported that the balances in the checking and savings accounts are approximately \$73,000 and \$53,000 respectively. The savings account balance includes the \$45,000 Storm Fund and \$8,000 Jetty Fund. The third quarter was uneventful however delinquent taxes are up to \$4,000. Motion to accept the Treasurer's Report by Marlena Whaley and seconded by Damian Ranelli. The motion passed unanimously.

President's Report: Marlena Whaley reported that she had received six items of correspondence. One resident reported property markers were removed from her property and a neighbor is trimming her hedges on Fox Street. Janet O'Donnell asked that her report on trash removal be reviewed. Allison Betty has volunteered to tend to the flower boxes in front of the Pete Bransfield bench. A new member, Peter Loening, asked how to get wrist bands. Two letters from Susan Potter and Marlyn Dias were received regarding poor behavior during a previous board meeting. Motion to end the President's report and enter Public Session by Damian Ranelli and seconded by John Johl passed unanimously.

Public Session: Janet O'Donnell pointed out there is no guard to check wristbands. Ed Gales asked questions regarding the white tarp and jetty He asked why are we developing a new website, and he is opposed to the tax collector being in-house. Mike Zubretsky asked that we revote in this open meeting on going forward with the 'Boulder Solution' of the white tarp. He stated he is opposed to the tax collector being in-house. He also asked that there be a Website protocol. Both Ed and Mike were assured their concerns would be addressed in the meeting. Jim Mallozzi suggested our board meeting be conducted in a format that would allow public comment during each agenda item with time limits. He also opposed spending money on the surveys stating that nobody is claiming any ownership of district property. He also recommended legal counsel prior to proceeding with the tax collector being in-house. Peter Niro asked who would own the new .org website and he was told it would be the property of Chapman Beach. Motion to end Public Session by Marlena Whaley and seconded by Andy Calderoni and passed unanimously.

Old Business:

Budget Discussion: Diane presented two budgets. The first budget included a contracted tax collector and the second was with the tax collector being in-house.

Pete Potter made a motion to award T&G the lawn and beach cleaning (hand raking) contract which was seconded by Damian Ranelli. Pete stated T&G would be on the beach at 6:30am and be finished in 2-2.5 hours. Andy pointed out DEEP concerns regarding machine raking. Eloise spoke to the reliability and service of Anthony's. The motion passed 6-2 with Pete Potter, Damian Ranelli, Andy Calderoni, John Johl, Bob Alger, and Paul McGill voting Yes and Diane Fuller and Eloise Kumnick voting No.

Recently received invoices for snow plowing were discussed because the actual invoices for snow plowing (\$950) significantly exceeded this year's budget (\$400). Marlena will approve Damian's invoices for payment. Diane suggested next year's plowing budget remain at \$400 and all agreed. Paul McGill suggested that next year we secure a signed contract.

Tax Collector: Andy Calderoni made a motion to bring tax collection in house seconded by Pete Potter. Andy presented the in house tax collection proposal. He mentioned that the Connecticut Tax Collectors Association document posted on the .org site indicates no special coursework or CCMC certification is required to serve as a municipal tax

collector in Connecticut. He also provided a document showing one half of the tax collectors in the State of Connecticut are not CCMC certified. Peter Lovely and Paul McGill have volunteered to assist Andy with tax collection. The motion passed 6-1-1 with Pete Potter, Damian Ranelli, Andy Calderoni, John Johl, Bob Alger, and Paul McGill voting Yes and Eloise Kumnick voting No. Diane Fuller abstained.

Budget approval: Andy Calderoni made a motion to approve the budget with the in-house tax collector for presentation to the members which was seconded by Pete Potter. The motion passed unanimously.

Major Projects Committee: Pete Potter made a motion to award the contract to Hallahan Construction to place approximately 30 three foot in diameter boulders on the white tarp which was seconded by Damian Ranelli. Pete confirmed that he received an email from the DEEP stating the wall is above the Coastal Jurisdiction Line and therefore out of the DEEP area of interest. Pete also stated that the plantings at the top of the wall should have survived the winter and will be watered and maintained along with the necessary weeding. Peter Niro questioned the number of stones and Pete and Damian assured the board Hallahan is going to complete the scope as described. The motion passed unanimously.

Pete Potter made a motion to separately bring to vote at the Annual Members Meeting the allocation of \$14,000 to complete the engineering and permitting process for the jetty repair project and \$11,000 for the survey of Fox Street, 1st Ave, 2nd Ave and 3rd Ave north of Chapman Avenue. If approved, these two projects would be funded with existing cash in the District checking account and would not be included in next year's tax base. The motion was seconded by Damian Ranelli and passed unanimously.

Garbage Collection: Janet O'Donnell presented the proposals of multiple vendors to collect trash. The discussion included the size of trucks and prices. All agreed the pricing of \$22 to \$25 monthly was very good and reducing the number of trucks on our roads is desirable. It was suggested Cedar Crest be approached to combine with our residents. It was agreed the next step is to poll our members with a goal to get as close as possible to 100% participation.

Land Management Committee: Eloise Kumnick reported Anthony will start mowing on 4/20 and that presently there was no other activity.

Sand Committee: Marlana Whaley reported sand level is good at this time.

Recreation Committee: Andy Calderoni reported plans for COVID friendly activities. Since there appears to be a growing number of children in the District, kid-oriented events will be an area of focus.

New Website: Andy presented comments concerning control over the new site www.chapmanbeach.org content. He presented an approved 2010 website content control policy but voiced a concern of the clerk being responsible and whether we would always have a clerk who would want to be responsible for this duty. He also spoke to a policy he authored recently. No decision was made as to which policy will be used going forward. Eloise Kumnick voiced a concern about uploading pictures without permission and the possibility of violating a member's privacy. Andy asked Eloise to turn over the 'back door key' to Amy Ray. Mike Zubretsky asked that the password be carefully protected. He questioned how the public would ask questions and Andy explained the 'CONTACT US' and its function. When questioned further he stated the webmaster could answer questions regarding the site but other questions would be treated as President's correspondence. Mike Zubretsky questioned control of the content and asked that a point on the policy be included regarding handling what may be controversial. Andy agreed to do so. Andy Calderoni made the motion "We take over the .com site and direct all traffic to the .org site and advertise the .org site as the official site." The motion was seconded by John Johl. No further discussion and the motion passed unanimously.

Revisit to LMC: Damian Ranelli questioned how Anthony would clean the beach between now and June 30th. He suggested having T&G clean the beaches immediately. His concern is the use of the Surf Rake would violate the maximum 2" penetration in the DEEP General Permit. Peter Niro stated such action could result in a lawsuit. The decision was made to approach Anthony to explore our options. We could ask him to hand rake and/or use the smaller Sandman machine.

New Business:

New Attorney: Pete Potter made a motion to form a committee to explore a change in our legal counsel, seconded by Damian Ranelli. The motion passed unanimously.

District email server: Pete Potter stated he is looking into a means to have all of the board members have Chapman Beach email addresses which will be more transparent. Andy added emails of directors who leave will be retained for future reference. To be continued at the next BOD meeting.

Upcoming Election: Andy Calderoni stated he, as the Clerk and in accordance of our bylaws, would be responsible for the election ballots and checking in members. He will seek volunteers to help with the process. All agreed.

Announcement: Marlena Whaley and Eloise Kumnick resigned their positions on the Board.

Motion to adjourn: Damian Ranelli made a motion to adjourn which was seconded by John Johl and passed unanimously at 9:02pm.