

District of Chapman Beach
Budget Meeting
Saturday May 15, 2021
10:00 am
Zoom Meeting

Call to order at 10:08am by Pete Potter

Board Members presents: Diane Fuller, Damian Ranelli, Pete Potter, Paul McGill, and John Johl

Budget Presentation by the Treasurer Diane Fuller:

Diane reported that, in addition to the base budget which will be funded by next year's taxes, the proposed budget includes two additional special items which would be funded by existing cash in the general fund. The two special items will be subject to separate member votes at the May 29th Annual Meeting. The base budget is about \$4,000 less than last year principally due to the transition from a paid tax collector to in house tax collection by Andy Calderoni, Peter Lovely, and Paul McGill. This change will save approximately \$5,000. The budget also includes the final \$5,000 installment to the Storm Fund bringing that fund to the targeted \$50,000 level and a \$4,000 installment to the Jetty Fund bringing that the balance in the Jetty Fund to \$12,000. Based on this reduced base budget, the mill rate will be reduced from 1.62 to 1.45.

Jim Mallozzi questioned the increased cost for plowing this past winter. Diane replied we have no written contract, that we are now plowing 2nd Ave in addition to just Fox St., we had more snow storms this past year, and that we have not put the work out for bid in the past. Jim also questioned who voted to approve the payment of that increased plowing due to the fact a board member does provide and is paid by the district for that service. He asked whether the process used was in compliance with last year's bylaw revision concerning conflicts of interest. Jim Mallozzi also asked who voted to approve the budget this year and Diane replied that the budget did not pose the same conflict of issue concerns since no decision has been made as to who will do the plowing next year.

Jim Mallozzi questioned the increase in the weekly cleaning. Diane reported all bids were within a couple of hundred dollars for the same requested work. Pete Potter reported the increased cost was significantly increased due to the type of sand rake to be used this year. Pete cited the need to adhere to the DEEP restrictions concerning machine raking as the main consideration in awarding the contract to the vendor who would hand rake.

Jim Mallozzi questioned why no guard was provided for and was told we have not had one as of late and have had a problem finding a person to provide that duty.

Jim Mallozzi questioned Andy Calderoni's experience, training, education, and qualification to be the tax collector. Jim Mallozzi questioned the \$300 for the supplies and was told it is only an estimate. He asked if there is a document speaking to the tax collection process. He also questioned the checks and balances and leeway allowed to the tax collector. He asked if there is any possibility of intrusion to the data.

Jim Mallozzi questioned the term 'buy down' asking if it is basically deficit spending and was told it is so.

Ed Gales voiced concern regarding change in beach cleaning and Pete Potter replied the cost is the same for the same work. Pete also stated the board chose T&G due to hand raking which is in keeping with DEEP restrictions.

Marlena spoke to the change in vendors. Although Anthony's 2020-2021 contract ran through June 30th. He was unable to accommodate Pete's request that he use the smaller machine and he agreed to forgo the balance of the contract.

Ed Gales questioned if the 'will spend' will be more due to the fact that T&G will complete the beach cleaning until July 1st and was told that is correct. Ed then asked if further protection is required to cover Andy as the tax collector and Diane replied that Andy would be covered by our surety bond since it covers the President, Treasurer, Tax Collector, and Bookkeeper.

Diane brought up for discussion the vote separately by the members to allow spending up to \$14,000 for jetty repair and up \$11,000 for surveys of common areas north of Chapman Beach Ave.

Jim Mallozzi asked why the Board believes a survey of the ROWs is needed. Pete responded that we currently have surveys of all District properties other than the ROWs and the Board believed it was prudent to obtain the remaining survey in order to protect District Property.

Jim Mallozzi asked whether the District paid taxes on roads and ROWs. Diane responded that we currently pay Town of Westbrook taxes on the two beaches and the three vacant parcels of land that were purchased several years ago.

Jim Mallozzi questioned if there were any claims on the common areas the BOD is requesting to survey. Pete Potter replied there have been none. Jim Mallozzi asked that the information Pete has accumulated thus far be posted for all to view.

Jim Mallozzi requested the range of options for the Jetty repair. Pete replied the option to remove a concrete jetty and replace with concrete is possibly too expensive to consider. The option to repair a concrete jetty by encapsulating it in 12" of reinforced concrete is a possibility. Removing a concrete jetty and replacing with timber is also a possibility. Pete and Damian reiterated that the engineering study that the Board is proposing will help determine the designs, timing, and actual costs of our options. Bob Alger will present additional information on the proposed engineering study and possible options at the Annual Meeting.

Ed Gales again questioned the need for the survey. He also asked if there is any pending action against these properties and was told there is none at this time. Ed also asked whether we could accomplish a similar result by using the individual surveys obtained by the adjacent homeowners.

Ed Gales questioned whether paying for the \$14,000 study is like making a down payment on a boat without knowing what the total cost of the boat will be. He asked whether additional information on the potential total cost for the jetty repairs will be available at the annual meeting. Pete replied that there was a document with additional information provided in January. Ed asked if the town was asked to advise and he was told the town jetties were different in construction. Damian restated that the preliminary engineering study is necessary in order to understand the process and explore the options.

Meeting Adjourned at 11:18am