

District of Chapman Beach
June BOD Meeting
Monday June 21, 2021
6:00 pm
Zoom Meeting

Call to order at 6:00 pm by Paul McGill

Board Members presents: Paul McGill, Bob Alger, Andy Calderoni, Damian Ranelli, George Zinser, Pete Potter, John Johl, Frank Giuliano, Brian Gooley

Motion by Paul McGill to change agenda to Old Business, Public Session, then, New Business seconded by Damian Ranelli. The motion passed unanimously.

Meeting Process: Time constraints, keep meeting to less than 2 hours, keep track of items and categorize for more efficient progress, April meeting will have more emphasis on the Annual meeting in May. Would like to see a 'Neighborhood' page on www.chapmanbeach.org

President's Report: Letter regarding trimming of bushes covering sign on Route 1 resolved by T&G. Several residents requested to restrict soliciting of private sales on Chapman Beach property including posting of signs. Town of Westbrook documents regarding these practices will be posted on the website. Request benches at Dibble and 3rd Ave ROW. Pete Potter suggested we ask if any of our members would like to donate in memory of a loved one.

Clerk's Report: Motion to accept the Spring 2021 BOD meeting minutes by Brian Gooley and seconded by Pete Potter. The motion passed unanimously.

George Zinser reported that the balances in the checking and savings accounts are \$65,432.20 and \$53,142.42 respectively. The Hallahan invoice for the rocks on the white tarp has been paid. George stated he is in the process of transitioning into his new position as treasurer. Andy Calderoni stated he will make the tax check deposits and forward deposit slip and pertinent info to George and Katie Kelleman. Paul asked where money would come from for benches. It would come from Capital Improvements or the \$5,000 discretionary fund. Andy Calderoni made a motion to accept the treasures report and seconded by Damian Ranelli. The motion passed unanimously.

Old Business:

Completion of the Bylaws changes: Andy Calderoni will send information and contact info to Bob Alger to contact Atty McCauley to begin process to finalize the bylaws.

2021 Annual Meeting concerns resolution: Andy Calderoni reported the 2021-2022 budget is fully funded not an underfunded budget. Our budget is \$35,331 and we are collecting \$36,393. This should answer Jim Mallozzi's concern at the Annual Meeting.

Trash Collection: Janet O'Donnell presented two companies at favorable rates and service. It was decided a letter will be composed and go out to all members explaining option and safety concerns.

Major Projects Committee:

Pete Potter made a motion to appoint Bob Alger as Chairman of the Major Projects Committee seconded by Damian Ranelli. The motion passed unanimously.

Bob Alger made a motion to award the survey contract to Reardon seconded by Pete Potter. Reardon is not local but will perform the work in 30 days. The areas to survey are 1st Ave, and 2nd Ave both north of Chapman Ave and Fox St. The motion passed unanimously.

Bob Alger made a motion to award the jetty contract to Docko seconded by Damian Ranelli. Bob Alger stated the initial part of the work is about \$5,000. Andy asked that we look at the possibility some repairs may be able to be completed without permitting under the DEEP General maintenance permit. The motion passed unanimously.

Land Management Committee: Pete Potter reported T&G has purchased sifting rakes that are working well and their performance and response has been great.

Tax Collection: Bills have gone out and checks are coming. Peter Lovely will assist in completing first batch entry and deposit.

New Website: Andy Calderoni reported the website is being stressed as the desired means of communication and we are approaching 600 hits.

Recreation Committee: Andy Calderoni reported Chapman Beach merchandise sales have been great with a second order of T-shirts placed. A bluegrass band is planned for July 31st and a movie night on July 3rd in conjunction with the Clydesdales event. Andy made a motion to extend the Rec budget to spend \$300 seconded by Frank Guilano. The motion passed unanimously.

Public Session:

Paul McGill made a motion to enter Public Session seconded by Bob Alger. The motion passed unanimously.

Marlena Whaley warned of spending and or over spending budget line items

Ed Gales commended the MPC on the project to improve the White Tarp and Thanks to Peter Niro for bringing the Clydesdales.

Mike Zubretsky commented on trash removal that Cedar Crest would be interested but there is a problem solving the 'Safety Problem' if we do not get a major commitment. Mike commented the DEEP general maintenance permit should be considered for 'Skim Coating' repairs of the jetties to save costs and need for permits.

Andy Calderoni made a motion to exit Public Session seconded by Bob Alger. The motion passed unanimously.

Resolution of Public Session items:

Andy stated there is only \$2,000 in capital improvement and any overages in recreation are being funded by approximately \$1,500 in the general fund from many years of t-shirt sales and this years' sales will be putting more money into the general fund.

In the mailing to the members the safety concern of so many trucks should be stressed as well as the cost savings.

Paul McGill made a motion to exit Resolution of Public Session items seconded by Bob Alger. The motion passed unanimously.

New Business:

Legal Representation: Pete Potter stated we have been discussing new legal representation due to the fact that Hudson, Kilby, and McCauley does not litigate causing us to seek other firms when the need arises. A new firm should be contracted to handle all of our needs in one house. Pete Potter made a motion to contract Suisman-Shapiro as our legal counsel, seconded by Bob Alger. Bylaws can be brought to the new firm. Pete stated no retainer is required and a simple letter confirming S-S as our counsel is required. Pete stated the costs are very similar to H,K,&M. S-S quoted hourly billing at \$175 for a Director \$150 for an Associate and \$125 for a Paralegal. Andy Calderoni stated H,K,&M have only been involved in bylaws and procedural issues but we have always had to go elsewhere to hire a litigator. Damian Ranelli suggested a 'Conflict Audit'. The motion passed unanimously.

Committee structure: Pete Potter suggested we use TEAMS which is less costly than ZOOM. Bob Alger stated TEAMS can use one link for all meetings and has tools such as whiteboards. Frank Guiliano stated TEAMS is very effective. It was decided the next MPC will be on TEAMS as a test and Pete Potter and Bob Alger will facilitate. Pete will advise.

Committee structure: Pete Potter suggested the board appointed committee chairman be tasked with picking committee members without board approval. This subject was moved to the parking lot of the July BOD meeting.

In the interest of Chapman Beach: Andy Calderoni stated this is a time to discuss and or resolve concerns regarding the betterment of Chapman Beach. Paul McGill wants to see a parking lot to track items that require discussion, action, and resolution. Andy Calderoni stated the division with members questioning dual t-shirt sales, dual sandwich boards, and

a website and face book page. Paul McGill stated moving forward with transparency, and respect and that this process will take time. Frank Guiliano stated all activities should go through the Beach, not privately. Paul McGill warned that the private sales need to be within the rule of the law and proceeds should go to the district.

Wrap Up: Notice of benches available as a memorial will be posted on the website and the bulletin board. Andy stressed the need to drive our members to the website and that the only present way for communication in to the BOD is through the Contact Us / Make a suggestion or Request Button. Paul asked who these requests go to and was told it is him and Andy will log the request on a spreadsheet.

Adjournment: Andy made a motion to adjourn seconded by Pete Potter at 7:53pm. The motion passed unanimously.

AMC 6/29/21