

District of Chapman Beach
September BOD Meeting
Monday September 20, 2021
6:00 pm
Zoom Meeting

Call to order at 6:00pm by Paul McGill

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

President's Report: Paul McGill read a document stating person(s) displaying disruptive and/or disorderly conduct may be removed from a meeting.

Clerk's Report: Motion to accept the August 16, 2021 BOD meeting minutes by Pete Potter and seconded by Damian Ranelli. The motion passed unanimously. Andy stated the Fall Members' meeting minutes are posted as unapproved and will be approved at the next Fall Members' meeting.

Treasure's Report: George Zinser reported there is \$67,630.48 in the checking account and \$62,143.64 in the saving account. \$5,000 was transferred into the Storm Fund and \$4,000 was transferred into the Jetty fund on 9/10/2021. Andy Calderoni made a motion to accept the treasurer's report seconded by Damian Ranelli. The motion passed unanimously.

Old Business:

Major Projects Committee: Pete Potter reported the survey work is near completion and a walk through would be necessary to place stakes (\$150 each) as less expensive means of monuments. Additional costs may be required for more stakes. DOCKO has not reported their progress but will have info for the October meeting.

Land Management Committee: Pete Potter reported T&G completed beach cleaning and mowing and will do the hedges and weeding by next week. They did clean the beaches 2 additional weeks unauthorized and asked to split the cost of \$830. Pete Potter made a motion to pay T&G \$415 seconded by Damian Ranelli. The motion passed unanimously.

Tax Collection: Andy Calderoni stated \$23,258.82 has been collected to date of the 2020 taxes due of \$36,867. \$4,017.72 in 2018 and 2019 delinquent taxes, interest and liens was also collected. Present only one member owes \$174.28 of their July bill. We now have the batch reports as Kathleen Kelleman has asked. Andy stated he will bring a new tax procedure to the October BOD meeting for the board to approve. Andy thanked Peter Lovely for all of his help. Frank Guiliano asked to clarify the date of the taxes and Andy stated the date follows the Grand List date. Paul McGill asked if there will be any changes next year and Andy stated the town is in the midst of a re-evaluation and would only require changes in the valuation columns of the master spread sheet.

Recreation Committee: Andy Calderoni reported 'End of Summer' will be scheduled in the next 2 weeks.

Completion of the Bylaws changes: Peter Potter made a motion to vote down bylaw changes because the petition was not correctly completed, seconded by Damian Ranelli. Paul McGill asked that we start with the verbiage that was voted on. Damian stated we should start over again. Andy Calderoni stated the members voted on the three changes and the content should be kept as approved. The committee should along with the lawyer get the wording correct and put it to a vote by the members. Damian Ranelli stated the process was incorrect and should be re done. George Zinser asked what was incorrect and Pete stated there is a state statute that defines the correct process which was not met. George also asked if the bylaws can be changed without a petition and Andy stated yes but Damian felt the lawyer should be asked. Paul McGill made a motion to table original motion to October BOD meeting, establish a committee to develop wording, get agreement with our lawyer, and bring to a member vote. Seconded by Frank Guiliano and passed unanimously. Andy asked how and when this committee will be formed. Paul asked Brian Gooley to chair the committee and Brian accepted. Andy asked that Brian pick his members and bring them to October meeting for board approval. George and Pete disagreed and Damian stated Andy was merely following committee formation rules previously agreed upon. Pete Potter

made a motion committee chairs pick their members, seconded by Damian Ranelli. Motion passed with Andy Calderoni abstaining.

Parking Lot:

Committee structures: The audit committee is presently working with Jim Mallozzi, Bill Demaris, and Mike Marino. Frank Guiliano asked if the tax collection and treasurer audit are two committees and George stated it is one committee. The audit is for last year.

Virtual meetings going forward: Peter Potter reported we were unable to get the change completed to switch over to TEAMS but will work to get this process done for the October BOD meeting. We will plan to use TEAMS with committee meeting possibly prior to the BOD meeting.

Legal Representation: Our new attorney will be consulted regarding the new Bylaw committee.

Website communication 'Contact Us' tracking spreadsheet:

Julie Norman requested a better way of conducting virtual meetings and we are hoping the TEAMS app will be an improvement.

Frank Guiliano stated the location of the three benches has been established. Damian stated there should be a better process of choosing persons for these type of memorials. Damian asked what will be done regarding the Coppes request for a 4th bench. George asked that some other means of memorials be found. Paul McGill made a motion Frank Guiliano proceed with that exploration process and George Zinser seconded. Passed unanimously

Request to put 'Contact Us' spreadsheet on website. It is on the website

Chat function should be removed. TEAMS may not have that ability. Pete Potter made a motion the Chat function be turned off during ZOOM and TEAMS meetings. Seconded by Damian Ranelli. The motion passed unanimously

Request to form committee to collect email addresses. Brian Gooley reported 35 members representing about 25 families responded positively. Questions were raised regarding purpose and security. No plan of how to proceed at this time. Paul asked if this is worthy of further action. Damian stated he has experience with another beach community that does use email. Pete suggested tabling at this time. No committee necessary at this time. Damian agreed to see if he can get information from his other beach community.

Complaint regarding sandwich board at Waldron and Chapman Beach Road. All agreed the sign should come down. Paul stated Mr. Gales has refused to take down the sign. Andy Calderoni made a motion to go to the town to remove the sign if Mr. Gales refuses when asked in the Public Session, seconded by Damian Ranelli. The motion passed unanimously.

Public Session: Paul McGill asked to enter public session

Peter Lovely asked for an update on Trash Collection. Pete Potter stated the tax attorney will advise us for the October BOD meeting. A lengthy discussion ensued but will be addressed in October.

Eloise questioned the mistake with T&G cleaning 2 extra weeks and to clarify the removal of the weeds on the main beach wall. Pete agreed the additional cleanings was a mistake and that the weeding is removal of the weeds whereas the previous contractor merely weed whacked under the fence. Eloise asked about clarification of the bylaws and Mike responded what is now on the website is what was voted on and requested to be posted.

Marlena Question how the process of finalizing the bylaws will be completed and approved or voted on

Ed Gales questioned if the BOD will post the BOD meetings on the Chapman Beach sign. Ed also question why the FOIA was not addressed on the Presidents report. Ed also asked if the lawyer communication will be made public and Paul stated we will note that.

Mike Zubretsky stated our attorney did not say anything was illegally done even though there was a problem with the petition. Mike stated there should be a published process for petitioning so problems are not made in the future. Are there different types of petitions? Is there a shortage of document space on the web site?

Marlena stated she will not be on the recreation committee.

Paul McGill ended the public session

Resolution of Public Session items:

- Paul McGill stated the in response to Marlena’s concern and that the changes to the bylaws will be worded correctly and then voted on by the members if changed from what was voted on.
- Regarding Ed Gales request that the Chapman Beach sign be put up to announce BOD meetings Andy Calderoni stated it was not intended for that purpose, never was used for that purpose and he will not be responsible for that purpose. George asked who owns the other sign and nobody is certain. Pete Potter suggested the website can simply replace the sign as the source of information. George asked if we have a problem only with posting the BOD meetings. Andy restated it was purchased for recreation and he also put it up for the Members’ and Fall meeting and as a public service for storms and such
- Paul McGill stated we have received a FOIA request concerning t-shirt sales and a response was sent to Ed Gales that we have received that request and are gathering information.
- In response to Mike Zubretsky’s concern of website capacity Andy replied that is not an issue and some of the lawyer generated documents that have been removed were removed as demanded.

Adjournment: Andy Calderoni made a motion to adjourn at 8:05pm seconded by Pete Potter passed unanimously