

**District of Chapman Beach
Annual Member's Meeting
Saturday, May 28, 2022 at 10:00am
Marvin Drive**

Call to order by Paul McGill at 10:10am

Present: Andy Calderoni, Paul McGill, George Zinser, Andy Calderoni, Damian Ranelli, Pete Potter, John Johl, and Brian Gooley, Bob Alger absent

MaryBeth Calderoni and Janet ODonnell presented 'Welcome to New Member' bags to George and Denise Davison, Gary and Carmen Savill, and Stacey Vaillancourt.

President's Correspondence:

Request regarding Major Projects updates will be addressed at the Committee reports portion of the meeting.

Request regarding boats on the beach registration. Frank Giuliano reported we will distribute DEEP personal info stickers with a Chapman Beach registration number. These ID numbers are mostly assigned already.

Clerk's Report:

Andy Calderoni requested a motion to approve minutes from May 29, 2021 Annual meeting. Motion made by Peter Lovely and seconded by John Scully. There was no discussion. The motion was called to vote by voice and approved unanimously.

Treasure's Report:

George Zinser reported a Checking balance \$52,299.80 and a Savings balance of \$62,276.75. The savings account is comprised of \$50,000 in the Storm Fund and \$12,000 in the Jetty Fund. We spent an additional \$5,000 in unexpected legal fees and \$5,000 in a shared and viewable email server for transparency.

2021-2022 Budget Approval by paper ballot:

Ed Gales questioned need to budget \$5000 for legal fees. The reply was 'in the board's best estimation the \$5000 is prudent'. Andy Calderoni spoke to Ed's statements regarding our actions.

The 2022-2023 Budget approval passed 35 approved and 5 not approved

Election of Directors by paper ballot:

There were no nominations from the floor for BOD positions

George Zinser	37	Elected to term ending 2025
Andy Calderoni	36	Elected to term ending 2025
Peter Potter	35	Elected to term ending 2025
Peter Niro	1	Not elected

Approval of the Slate of Officers by paper ballot:

The slate was presented as Paul McGill-President, Bob Alger-Vice President, Andy Calderoni-Clerk, and George Zinser-Treasurer and was approved 38 to approve and 1 to not approve.

Old Business:

Past year business:

Paul McGill read a document listing this past years' accomplishments. This document is posted on our website.

Ed Gales and Mike Zubretsky questioned shared viewable email process and Andy Calderoni explained in detail. The system will go live following the June 14th BOD meeting. All members are asked to use the 'Contact Us' portal.

Trash Removal:

The process of trash removal through Solari Bros. at a \$29 monthly fee will have to be voluntary.

Major Projects:

Pete reported the survey of our common areas north of Chapman Avenue is complete and the marker stakes are installed. Mike Zubretsky provided copies of the survey. Pete pointed out we do not own First Avenue extension and will no longer maintain that property. David Osella and Michael Marino asked about going forward and Pete answered no plans other than mowing our properties are planned.

Pete Potter reported in Bob Alger's absence that DOCKO has submitted our permit for the jetty repair/replacement. Deep has denied the encapsulation or replacement with concrete options. Removal and replacement with timbers would be acceptable. A meeting with documentation will be scheduled. Mike Zubretsky questioned decision by DEEP and was informed the process is still in DOCKO's hands and we are not at a point to make any decisions until DOCKO has completed the process.

Mike Zubretsky questioned the completion of Settler's Landing and Andy Calderoni stated the developer replied the HOA needs to maintain the property. It was determined the MPC needs to get involved.

Land Management:

Pete Potter reported T&G has stated the beach cleaning and mowing has begun.

Tax Collection:

Andy Calderoni reported only 3 members are in arrears and no liens are in place. Bills with the new Mil Rate will be mailed in June.

Recreation:

Andy Calderoni stated t-shirts will be available for sale after the meeting. Janet reported she has contracted an Irish balladeer to entertain us the weekend after July 4th with details to follow. Andy introduced Gary and Carmen Savill, Stacy Vaillancourt, George and Denise Davison, Charles and Ravenka Maric, Bill Coons and his family and George and Tara Kinsella, all as new members

Motion to adjourn at 11:42made by Jackie Coppes seconded by Damian Ranelli and passed unanimously.