

District of Chapman Beach
August BOD Meeting
Tuesday August 9, 2022
Mulvey Center Conference Room A (In Person)

Call to order at 6:00pm by Paul McGill

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

President's Report: Our advisory teams will continue to meet as stipulated in FOIA section 1-200 paragraph 2. We will discuss later in the meeting regarding Hybrid meetings. Documents regarding these subjects are posted on the website. The 7 Hogan Road easement request will be discussed later in the meeting. Sue Potter letter

Treasure's Report: Andy Calderoni reported in George Zinser's absence \$62,189.33 in the savings account and \$67,285.18 in the checking account. With no outstanding bills. Motion to accept the Treasure's Report by John Johl seconded by Damian Ranelli. The motion passed unanimously.

Clerk's Report: Motion to accept the July 12, 2022 BOD meeting minutes by John Johl and seconded by Damian Ranelli. The motion passed unanimously.

Old Business:

Major Projects Committee: Pete Potter reported the DOCKO documents have been received and are on the website. DOCKO is recommending a combination of concrete and timber construction. Next step is to get costs. Still trying to work with Settlers Landing to assure the retention pond(s) are completed as drawn and approved.

Land Management Committee: Pete Potter reported we will continue to mow weekly. Concerned with where shells will be removed to next year. Hedge trimming will be complete this week. A resident cut our hedges on 2nd Ave without our permission. Pete asked that a letter go to all adjacent property owner to not cut our hedges without our permission. Andy Calderoni suggested we fix the fence at 2nd Ave ROW. Andy Calderoni asked to allow the construction and installation of 2 kayak racks at a cost of about \$332 each that will store a total of 16 kayaks freeing up a large portion of the beach for beachgoers. Andy Calderoni made a motion the racks be built and paid for by Common Area Improvements seconded by Pete Potter and passed unanimously.

Tax Collection: Andy Calderoni reported all but 8 members have paid on time. Delinquent letters went out. We have deposited \$31,507.39 and still owed \$3,617.09.

Recreation: T-Shirt sales are all but complete with a profit of \$863.10 with 16 shirts left. The committee has looked into a concert before the end of the year but an email was received asking about our plans for Labor Day.

Legal Representation: Pete Potter reported in Bob Alger's no legal action

Shared Email Process: Andy reported the shared email site is up and running and reported a glitch with the 'Contact Us' button has been solved so all inquiries are received properly. With all email traffic visible on the shared email site the Contact Us tracking sheet is no longer needed. The website will be going through a revamp with a more community and welcoming theme.

Bylaws and Rules: Brian Gooley presented the latest draft of Chapman Beach rules. A discussion regarding the BOD concerns and recommendations. Brian addressed these changes and will present the final document so it can be posted. Bryan asked that signs be placed to state some of the more important rules but it was rejected.

Trash Collection: Members changing over to Solari are ongoing. Pete stated we are hoping to change the pick up date to Mondays.

New Business:

Hybrid Meeting: Pete Potter stated the executive orders no longer require hybrid meetings and the technical difficulties that accompany these meetings are a burden. Andy Calderoni reiterated from the last BOD meeting that any member present could run a ZOOM or teleconference meeting on their own. Pete Potter made a motion we do not have Hybrid meetings seconded by Damian Ranelli and the motion passed unanimously.

Swim Lines: Andy Calderoni reported the swimlines were cut twice.

Public Session: Andy Calderoni motioned to enter public seconded by Brian Gooley. The motion passed unanimously.

7 Hogan Rd: Bill Coons presented the electrical easement documents. Much discussion ensued. It was decided Bill work with the MPC committee to work toward some design that may be more acceptable to the BOD.

Mike Zubretski questioned t-shirt profit. Questioned our plans regarding a concert. Questioned DOCKO plans including heights and plans to communicate with Cedar Crest regarding the 2 jetties in front of their properties. Concern regarding rising seawaters. Recommended we consult our lawyer regarding committee FOIA points and asked this to be done so he would not have to file a FOIA request/complaint.

Ed Gales regarding equipment to better facilitate the continuation of TEAMS.

Paul McGill made a motion to end the public session seconded by Pete Potter. The motion passed unanimously

Resolution of Public Session items:

Damian clarified our plans to go forward with MPC and 7 Hogan Road. Paul McGill replied to Ed Gales the BOD has decided we will not be holding hybrid meetings. Andy stated he was ready to sign a contract for a Labor Day event and then received an email from Mike inquiring about our plans. Andy asked if Mike had any plans and Mike offered no information. Mike was asked by multiple BOD members to work with us. Andy stated we only have committees that are posted on the website and no other groups. Andy stated the committee discussion are subject to FOIA and recommended when they meet the BOD member/leader simply compose an email stating who was present and what was discussed which would suffice as minutes and that email would go to the visible shared email site.

Adjournment: Pete Potter made a motion to adjourn at 8:12pm seconded by Brian Gooley. The motion passed unanimously.