

District of Chapman Beach
Fall BOD Meeting
Tuesday October 11, 2022
Mulvey Center Conference Room A (In Person)

Call to order at 6:00pm by Paul McGill

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

President's Report: Paul McGill asked that a donation to the St Francis Hospital Gynecological Program. Damian Ranelli made the motion to donate \$100 seconded by Pete Potter passed unanimously.

Clerk's Report: Motion to accept the August 9, 2022 BOD meeting minutes by Brian Golley and seconded by Pete Potter. The motion passed unanimously.

Treasure's Report: George Zinser's reported and \$65,698.71 in the checking account and \$62,198.04 in the savings account. With no outstanding bills. Motion to accept the Treasure's Report by Andy Calderoni seconded by Frank Giuliano. The motion passed unanimously. Pete Potter pointed out the DOCKO payments is wrongly assigned to the Capital Improvements line item. George will speak with Katie to correct.

Old Business:

Major Projects Committee: Pete Potter reported the DOCKO permit process still ongoing. Received approved septic plans for 7 Hogan Road.

Land Management Committee: Paul sent out letter to common area abutters regarding hedge cutting. We hope to maintain all hedges including both sides. Contacted Scott Desmond with Boca-Des with Settlers Landing to assure the planting of vegetation as per Schedule C. Will continue to work toward completion as well as maintaining retention pond(s).

Tax Collection: Andy Calderoni reported all but 5 members have paid on time. Still owed \$2325.46 \$. Liens will likely be placed on 4 properties in February.

Recreation: Andy presented a list proposed scheduled event for next year. Another \$50 in T-Shirt sales was received.

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

Website communications: Andy reported down to 20 views per day on .org site. Email traffic is very slow. We converted to the district debit card for the .org costs so ownership is now clearly by DOCB>

Chapman Beach Rules: Brian Gooley reported his committee is working to fit the rules on one side of one page. Damian Ranelli presented a laminated beach pass to be displayed by the members at the beach. After discussion Pete Potter made a motion to adopt this process seconded by Damian Ranelli and passed unanimously.

7 Hogan Road: Bill Coons presented his drawings. All septic is on his property and would still like to pursue the easement for water and septic setback. Bill was asked to assure that his construction site be kept orderly. Bill asked if the BOD agrees to move forward at the winter BOD meeting when would the members be scheduled to vote. He was told possibly by to March. Bill projected to be weather tight before winter and hopes to move in by Memorial Day.

New Business:

2nd Ave ROW: Andy Calderoni asked about plowing given the district does not own the ROW. It was decided we will not plow. Andy was asked to contact the property owner.

Kayak Racks: Paul McGill reported he agreed with the member to maintain the height of the grasses to block the view of the Kayak racks. We will maintain them properly.

Golf Carts on our roads: Golf carts are illegal in Westbrook, but if a complaint is lodged the police will respond. We will not make a rule regarding golf carts but should report unsafe operation to the police.

2023 meeting schedule: Andy Was in error. The annual Members' meeting will remain scheduled on Memorial Day weekend.

Public Session: Damian Ranelli motioned to enter public seconded by Frank Giuliano. The motion passed unanimously.

Al Woszczyna questioned the placement of the kayak racks and asked they be lowered.

Mike Zubretski supported plantings at Settlers landing. Asked how members will know how the proposed beach pass is to be used. Discussed repair of the jetties and that the BOD should be pursue that line of action. Proposed removing one jetty. Concern regarding rising seawaters. Asked communicate with Cedar Crest regarding the 2 jetties in front of their properties. Reported Cedar Crest is seeking quotes.

Al Woszczyna questioned the placement of the kayak racks and asked they be relocated.

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

Resolution of Public Session items:

Damian and Andy explained the need for Kayak racks and the location was our only reasonable option. Paul McGill agreed we should pursue jetty repair but Pete Potter stated the permit is to replace and we can always back up to repair. Damian explained to Mike Zubretski that his interference into the process and specifically communicating with DEEP is detrimental to our efforts. Paul McGill asked that we be patient and let the process continue

Adjournment: Andy Calderoni made a motion to adjourn at 7:59pm seconded by Frank Guiliano. The motion passed unanimously.