

**District of Chapman Beach**  
**Fall Member's Meeting**  
**Saturday, September 3, 2022 at 10:00am**  
**Main beach and grassy upland area**

**Call to order by Paul McGill, at 10:00am**

**BOD Present:** Paul McGill, Andy Calderoni, Peter Potter, Damian Ranelli, John Johl, Frank Guiliano, Brian Gooley.

**President's Correspondence:**

Paul McGill reported this past summers' accomplishments. Paul reported a correspondence regarding moving poles at ROW back. Will be discussed in October BOD.

**Clerk's report:**

Andy asked for motion to accept Fall Members Meeting 2021 minutes. Motion made by John Johl seconded by Paul McGill and passed unanimously.

**Treasurer's Report:**

In George Zinser's absence Andy Calderoni reported the Checking balance as of 9/1/2022 is \$67,285.18 and the Savings balance as \$62,193.89 with all bills paid. Motion made to accept the treasure's report by John Johl seconded by Pete Potter and passed unanimously.

**Major Projects Committee:**

Pete Potter reported Docko has submitted a permit request and DEEP sent back some concerns to be answered. Still waiting. Pete reported the Kayak Rack project has been completed. Al Woscyna expressed his concerns regarding the placement of the racks in front of his home. Paul McGill agreed to discuss the racks with Al after the meeting. Mike Zubretsky noted encapsulation rejected by DEEP, and no description of what 'repair' is. Given that replacement is most likely to be cost prohibitive, what would repairs cost? Mike brought up possible discussion with Cedar Crest and mentioned that they are speaking with contractors. Mike asked that a public meeting be held to discuss options.

**Land Management Committee:**

Pete Potter reported the beaches have been cleaned well and the hedges will be completed this week. We have 34 members signed up with Solari so we have received the discount to \$29 and they will soon be going to Monday pick up and will be posted on our website. A concern about Golf cart usage and possibility of legalization. Unsafe operation has been witnessed. Discussion ensued on how to address this activity. A discussion regarding non members using the beach. We will enforce the blue wrist bands next year. A question regarding what is owned by Chapman Beach in relation to Cedar Crest and the member was told Cedar Crest owns no streets ROWs or beach. A member requested how money would be appropriated to

pay for major repairs and or jetties and told through loans that are paid as a budget line item. A question came up as to if large expenditure can be an equally charged assessment.

**Legal update:**

Nothing to report no bills

**Website and shared email:**

Andy reported we are seeing about 25-30 views per day. The shared email site is up and running where all 9 BOD members have a .org website email address. All emails between those addresses go to that site in real-time and can be viewed by anyone who clicks the link on the Home Page. Andy reported the site will be paid with our debit card so ownership is clearly by DOCB. Andy stated email attachments purposely do not go to the shared email site so they can be found on the 'email attachments' section on the Home Page.

**Recreation Committee:**

We will be having a rock concert, hot dog roast with Italian ice later today. Andy thanked MaryBeth Calderoni and Janet Odonell for their help. We had a successful Irish Baladeer Concert and the total cost of all recreation activities was \$999 and with \$863 t-shirt profit the cost of recreation was \$136. We will be scheduling an end of summer gathering. Andy stated all Recreation activity dates will be set this fall/winter so there will be no conflicts. We were asked about bringing back some of those old activities and the group was pleaded for volunteers. Andy also asked for volunteers to remove the swim lines on Monday afternoon at 1:00pm.

**Tax Collection:**

Andy Calderoni reported the once per year collection was due to complying with wording in our bylaws. Only five members are delinquent and \$2,601.40 is owed with one member paying only ½ of their bill and will pay the other half later. About \$32,993.88 collected thus far and will collect \$35,595.28 with a budget total \$34,894.00 with no liens to date. Four liens will likely be posted in February and turned over to the lawyer for collection April.

**Chapman Beach Rules:**

Brian Gooley reported his committee of himself, Peter Lovely, and Jeff Picciolo has revised the rules. Brian highlighted the changes and stated the latest rules are on the website in two locations and on the 1<sup>st</sup> Avenue ROW bulletin board. Copies will go out in the Spring mailing. Mike Zubretsky expressed concern about the 'Private Solicitation is not allowed' sign, approval of events should be reasonable, and should kayak owners show proof of insurance. Ed Gales asked if complaints have been on the portal regarding solicitation.

**Trash removal:**

Pete stated all info regarding Solari pick up will be posted on the website.

**Adjournment:**

Motion to adjourn made by John Johl seconded by Andy Calderoni and passed unanimously.