

District of Chapman Beach
Spring BOD Meeting
Monday April 18, 2022
6:00 pm Mulvey Center South Conference Room
TEAMS Meeting

Call to order at 6:00pm by Paul McGill

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

President's Report: Member email regarding retention of concrete jetties. Member submitted report regarding project to address erosion of Cold Springs Marsh. Member expressed concern regarding moving items more efficiently in meetings. Member emailed concerning a budget line item that.

Clerk's Report: Motion to accept the January 24, 2022 BOD meeting minutes by Damian Ranelli and seconded by Pete Potter. The motion passed unanimously.

Treasure's Report: George Zinser reported \$62,172.74 in the savings account and \$62,351.02 in the checking account. No outstanding bills

Old Business:

Major Projects Committee: Bob Alger reported DOCKO has submitted the application permit for concrete encapsulation to DEEP. Pete Potter reported Annino has completed the surveying and drawings will be sent out next week. Frank Guiliano reported the memorial benches are in his garage and will be installed 4/30.

Land Management Committee: Pete Potter reported landscaping maintenance and beach cleaning contract from T&G is the only one received and those are the figures in the budget.

Tax Collection: Andy Calderoni reported \$44,003.53 was collected and only \$797.57 in taxes and penalties is owed. Andy pointed out in the final audit report the committee stated, by our bylaws, we must collect taxes in one annual payment. Pete Potter made a motion to change tax bills with one single annual payment due July 1st and late August 1st and a letter must go out to the public as soon as possible notifying them of this change seconded by Damian Ranelli. The motion passed unanimously.

Recreation Committee: Andy reported Janet O'Donnell who has joined him on the committee has suggested an acquaintance who is an Irish Balladeer. Janet will contact him to possibly perform for us this summer. Paul McGill suggested a youth group he knows who may perform for us for free. He will send contact information. Andy requested George Zinser go to Essex Savings Bank and acquire a debit card to pay for items that should be tied directly to Chapman Beach and for vendors that do not accept checks. Tabled to end of meeting if time allows.

Legal Representation: Bob Alger reported no further legal action taken

Website communications: Andy Calderoni reported the website is at a point where all documents are being posted. 'Contact Us' tracking sheet is posted. Shared email process is in place and the link is at the very bottom of the Home Page. This Shared Email process detail is posted on the website for everyone to see on the website. BOD members are presently signing on and authenticating their addresses. System will officially go on line when all are signed on.

Bylaws committee: Brian Gooley submitted a draft of a new Chapman Beach Rules document for discussion. Tabled to end of meeting if time allows.

Trash Collection: Pete Potter presented trash collection process recommending Solari to collect trash from Memorial Day to Labor Day with all members required to pay for this service. That fee of approximately \$100 will be a separate bill sent with the tax bill. This fee will be collected with all of the force of a tax bill. Pete Potter made a motion this

process will be presented to and voted on by the members at the Members' Meeting, seconded by Brian Gooley. The motion passed unanimously.

New Business:

Review 2022-23 Budget: Pete Potter made a motion that the proposed budget be approved to present to the members seconded by Damian Ranelli. Pete asked that the Spring cleanup line item be changed from \$2000 to \$1985. . The motion passed unanimously.

Debit card revisited: Motion made by Andy Calderoni to acquire a debit card tied to our checking account to be used when checks are not feasible seconded by Damian Ranelli. Paul McGill asked a process be recorded to control the use of the card. The motion passed unanimously.

Bylaws committee revisited: Concerns regarding wording and certain statements caused a decision to table for next BOD meeting.

Preparation of Members' Meeting: Andy reported a letter including, proposed budget, trash removal details and notice of vote, one tax payment per year details, election of BOD members and election of officers, and agendas for both meetings must go out. Newspaper legal notification must go out also.

Public Session: Paul McGill motioned to enter public session seconded by Damian Ranelli. The motion passed unanimously.

Drew Phillips: Spoke about the Cold Springs Marsh erosion remediation and mentioned the agencies involved and that the District of Chapman Beach may be asked to submit a letter of support during the grant application process.

Marlena Whaley: Stated she disagrees with annually taxing. Stated support of trash collection and does not want Andy to collect those fees. Stated the \$5,000 spending was exceeded and was not in her opinion an emergency.

Mike Zubretsky: Stated the rules document, the DOCKO permit application, and the T&G proposal were not on the website as stated by Andy. He agrees with the Debit card. Concerned with the effect of the annual tax collection. Does Contact Us requests go directly to the shared email.

Marlena Whaley: Thanked Janet O'Donnel for work on trash collection

Susan Potter: Spoke in support of the board members and their contributions

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

Resolution of Public Session items:

Damian Ranelli made a motion that the BOD write a letter of support for the Cold Springs Marsh erosion remediation project when the request is made seconded by Pete Potter. The motion passed unanimously

Paul McGill to Marlena Whaley's comments pointed out the need for legal costs and the need for the email server was required to protect the district.

Andy Calderoni Pointed out the legal costs was an over spend of a line item, the email server was an emergency because of our need for transparency to avoid future legal actions against the district.

Pete Potter responded the payment to Solari (if passed) will be processed by our bookkeeper. Reiterated the legal costs were an over spend of a line item. In response to Mike Zubretski's comment the rules document is on the website, contractor proposals will not be posted in consideration of our vendors and the process but the contract, once accepted, will be posted. As to absentee voting we will not, based upon advice from our attorney, pursue any action in that regard. We don't have the DOCKO permit application but when we do receive it we will consider posting if it is a public document.

Damian Ranelli voiced a concern the annual taxing may be a hardship on some members. Andy Calderoni stated members don't have to pay on time and monthly payments can be arranged but the 1.5% monthly penalty can't be avoided

Adjournment: Frank Giuliano made a motion to adjourn at 8:00pm seconded by Andy Calderoni. The motion passed unanimously.