

District of Chapman Beach
June BOD Meeting
Tuesday July 12, 2022 5:30pm
Westbrook Library Community Room (In Person)

Call to order at 6:00pm by Paul McGill

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

President's Report: Member email regarding documents concerning jetty which will be addressed later in the meeting. Minutes are not required for Ad Hoc meetings. 7 Hogan Road will be discussed later in the meeting. A request to resume TEAMS was denied as the BOD will meet in person going forward. A request for taxpayer's addresses was denied the requestor was directed to the Town Assessor. A request for a non-member to join Chapman Beach is not possible.

Clerk's Report: Motion to accept the June 14, 2022 BOD meeting minutes by John Johl and seconded by Damian Ranelli. The motion passed unanimously.

Treasure's Report: George Zinser reported \$62,185.32 in the savings account and \$45,775.39 in the checking account. With no outstanding bills. George added there was a recent tax collection deposit bringing the new balance to \$60,568.56 but is not currently available. Motion to accept the Treasure's Report by Damian Ranelli seconded by Andy Calderoni. The motion passed unanimously.

Old Business:

Major Projects Committee: Bob Alger's stated the committee met with DOCKO and on 7/8 they came out to investigate possible problem with ledge on two jetties. DOCKO will submit their recommendations and we will discuss and then the permit will be submitted. Much discussion followed but Bob cautioned we will have to wait for the DOCKO recommendations.

Land Management Committee: Frank Giuliano reported hedge trimming will occur in the fall. Andy Calderoni alerted the group that the 2nd avenue ROW hedges along the Grogan property have been cut to a very low height. This will be investigated when Pete Potter returns. Damian Ranelli spoke with Carol Hasnosi and she has agreed to cut the hedges alongside back from Chapman Ave and to lower the height of the southernmost 20' of them. Damian Ranelli made a motion that he be allowed to meet with Carol Hasnosi to determine exactly how the hedges will be trimmed at her expense. Seconded by Andy Calderoni. The motion passed unanimously.

Tax Collection: Andy Calderoni reported last year's taxes have been closed out with three members (4 properties) delinquent of approximately \$600. He and Peter Lovely completed the first batch of this year's taxes and made the first batch deposit of about \$18,000. One taxpayer asked to pay in 2 installments and was told the 1.5% penalty cannot be waived. The sandwich sign will be placed out only on the weekends reminding members taxes are due by 7/31.

Recreation: The Irish music concert was a success. T-Shirt sales are on-going and doing well. The committee will look into a future performance by group from Old Lyme and an Italian Ice Cart. Andy made a motion that he be appointed the Council of Beaches representative seconded by Bob Alger. The motion passed unanimously.

Legal Representation: Bob Alger reported the Kumnick FOIA case has been dismissed with no violation found by the board.

Shared Email Process: Andy reported the shared email site is up and running. Mike Zubretski asked how an email conversation can occur between a member and a BOD member. He was asked to only use the Contact Us portal. We are presently working on a way to make attachments visible. Andy reported the present free cloud used for audio is full and we may need to purchase a paid Cloud account.

Contact Us: Andy reported on the 'Contact Us' entries since the last BOD meeting which is viewable on the website.

Bylaws and Rules: Brian Gooley was asked by Damian Ranelli to include a rule regarding a requirement of a formal request for an event on any of our common areas. Andy asked a rule be included to forbid solicitation on our common areas. Mike Zubretski asked we enforce 'No Glass on the Beach' rule

Trash Collection: Members changing over to Solari are ongoing.

7 Hogan Rd: Bill Coons was present and presented drawings of the easement and his plans for septic installation. Mr. Coons was not able to answer all of our questions. A discussion regarding the encroachment on our ROW ensued and Mr. Coons retracted his request and will pursue his original plan for a seasonal home with a septic repair. The only question remaining was the underground electrical easement which he will have to prove to us exists.

New Business:

Frank Guiliano asked a letter go out to the members regarding boat registration. It was decided we would post on the website. Damian Ranelli asked that we begin to restrict the location of boats on the beach. Andy stated the seagrass is spreading south toward the water and causing kayaks placed lower on the beach taking up sand area for beachgoers.

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

Bill Coons asked if he needs to confer with the board regarding temporary power and was told he did not.

Mike Zubretsky regarding need to provide notice, agendas, and minutes for committee meetings. We will do further investigation to assure compliance.

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

Damian Ranelli made a motion to end the public session seconded by John Johl. The motion passed unanimously

Resolution of Public Session items:

Mike Zubretski will provide written document regarding the need for notice, agendas, and minutes for Ad Hoc committees. The BOD and /or our lawyer will research same. Ed Gales will provide information regarding TEAMS communication hardware.

Adjournment: John Johl made a motion to adjourn at 7:10pm seconded by Bob Alger. The motion passed unanimously.