

District of Chapman Beach
June BOD Meeting
Tuesday June 14, 2022 5:30pm
Westbrook Library Community Room

Call to order at 6:00pm by Paul McGill

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

President's Report: Member email regarding documents be only in PDF form on web site. Andy mentioned it is hard with large spreadsheets and will require further investigation. Bill Coons asked to be on the agenda

Clerk's Report: Motion to accept the April 18, 2022 BOD meeting minutes by Pete Potter and seconded by Brian Gooley. The motion passed unanimously.

Treasure's Report: George Zinser reported \$62,1781.17 in the savings account and \$52,004.80 in the checking account. No outstanding bills. Andy presented Hartford Courant invoice for legal notice for Annual meeting.

Old Business:

Major Projects Committee: Pete Potter reported in Bob Alger's absence DOCKO has not submitted the application permit to DEEP. May be a problem with ledge on two jetties. He is setting up a new meeting with DOCKO. Pete Potter reported Peter Niro called following the annual meeting stating he was not being informed regarding dealing with DOCKO and threatened legal action. Pete and Bob have removed Peter Niro from both the MPC and LMC. Annino has completed installing the monuments (8). Damian Ranelli spoke regarding Mike Zubretsky contacting DEEP and that such actions can negatively affect our efforts.

Land Management Committee: Pete Potter reported landscaping maintenance and beach cleaning is on going but the contractor has had a family member with an illness. Pete stated they will have to be watched more closely. Sandy Gales stated Carol Hasnosi has agreed to allow he hedges to be trimmed back from Chapman Ave as a safety issue. Pete stated the hedges on Hogan ROW should be addressed

Tax Collection: Andy Calderoni reported the past years' tax collection is completed with approximately \$600 owed by 3 members on 4 properties. New bills with the calculated Mil Rate of 1.25 will go out 6/15.

Recreation: T-Shirt sales are on-going with 60 shirts sold thus far. Andy Calderoni reported Janet Odonnell has contracted an Irish Balladeer to perform 7/9. Damian Ranelli made a motion that more shirts be purchased. It was suggested we buy long sleeved shirts seconded by Pete Potter passed unanimously

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

Website communications: Andy Calderoni reviewed the Contact Us communication. Peter Lovely asked about beach guard and Paul McGill suggested we discuss this item. The blue wrists bands should be used and Damian suggested an Orange tag displayed on their beach chairs. Sue Potter suggested volunteers sit at the 1st ave ROW and greet beach goers and check for bands.

Shared Email Process: Andy passed out the Shared email document to the BOD members. The process was reviewed and all BOD members were asked to only use their new addresses for District business. The new email addresses and the shared viewable site is in place and will officially go live following this meeting.

Bylaws and Rules: Brian Gooley submitted a draft of a new Chapman Beach Rules document for discussion. Pete Potter made a motion to accept the revised rules seconded by Andy Calderoni and passed unanimously.

Trash Collection: Pete Potter reported trash collection process is ongoing and members are signing up. Asked all members check their bills that they are only charged \$32 and call Solari if it differs. The price will come down as more members sign up. Pete will ask if we can have a Monday pickup. Pete will ask if Cedar Crest can be included.

New Business:

Non-Member use of Chapman Beach: Paul contacted a Cedar Crest member regarding a flyer that looked like it showed events on Chapman Beach but received no reply.

7 Hogan Rd: Bill Coons was present and showed a drawing of his proposed home. Bill presented his need for an electrical, water, and sewer easement to make the property a year round home. Pete reported the Eversource easement we agreed to with the previous owner is no longer valid and must be re submitted. Pete did pass along all info we have in our possession Bill was informed that the BOD would have to approve a Special Meeting with proper notice for the members to vote to approve any easement(s). Bill stated he would agree to a deed restriction that the home would never increase in size. Bill stated he will come back to next BOD meeting with the necessary info. Bill when questioned by Sue Potter stated he and another family will use this property for personal use with no intention to sell.

Public Session: Paul McGill motioned to enter public

Mike Zubretsky Stated the Settler's Landing retention pond needs to be cleaned up and the new phase plantings need to be installed. This meeting was supposed to be on TEAMS. He stated the dismissal of Peter Niro should have been on the agenda. Mike was informed the committee chairman has the right to dismiss any member.

Pete Potter asked Bill Coons to get info prior to the next BOD meeting and to send us his contact info.

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

Resolution of Public Session items:

Need information regarding 7 Hogan Road for BOD to review to be prepared at next meeting

Andy Stated all meeting going forward will be in person with no TEAMS.

Unsightly property cannot be addressed by us with no Blight law. Pete suggested a letter to the owners. No Conclusion.

Asked Bill Coons to address tree on Hogan ROW should be removed

Adjournment: Damian Ranelli made a motion to adjourn seconded by Brian Gooley. The motion passed unanimously.