

**District of Chapman Beach  
Annual Member's Meeting  
Saturday, May 27, 2022 at 10:00am  
Main Beach**

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

**Present:** Andy Calderoni, Paul McGill, George Zinser, Andy Calderoni, Damian Ranelli, Pete Potter, John Johl, and Brian Gooley, Bob Alger absent

**President's Report:** Paul introduced each of the Board members.

**Clerk's Report:** Andy Calderoni requested a motion to approve minutes from May 28, 2022 Annual meeting. Motion made by Linda Kinsella and seconded by Pete Potter. There was no discussion. The motion was called to vote by voice and approved unanimously.

**Treasure's Report:** George Zinser reported a Checking balance \$49,951.20, a Storm Fund balance of \$50,000.00, and a Jetty Fund Balance of \$12,238.40. A motion to approve the Treasures report was made by Jeff Picciolo and seconded by Ed Gales. There was no discussion. The motion was called to vote by voice and approved unanimously.

**7 Hogan Road:** Pete Potter introduced Bill Coons owner of 7 Hogan Road. Bill stated he is asking the members to approve a water and septic easement which if granted will allow his residence to be classified year-round as opposed to seasonal only. Linda Kinsella spoke in opposition, Ed Gales asked where the \$ would go, Mike Zubretsky spoke in favor, Damian Ranelli spoke in opposition, Andy Calderoni spoke in favor. Ed Gales spoke in favor. The vote was put to the members and was approved to be granted 40 in favor and 20 opposed.

**2023-2024 Budget Approval by paper ballot:** The budget passed 59 to approve and 1 no vote

**Election of Directors by paper ballot:** There were no nominations from the floor for BOD positions

Bob Alger	50	Elected to term ending 2026
John Johl	50	Elected to term ending 2026
Damian Ranelli	51	Elected to term ending 2026
Jean Lovely	1	Not elected
Janet O'Donnell	2	Not elected
MaryKay Marino	1	Not elected
Mike Zubretsky	1	Not elected
Mike Marino	1	Not elected

**Approval of the Slate of Officers by paper ballot:**The slate was presented as Paul McGill-President, Bob Alger-Vice President, Andy Calderoni-Clerk, and George Zinser-Treasurer and was approved 58 to approve and 1 no vote.

**Old Business:**

**Major Projects:** Pete Potter reported the Jetty process is continuing but no decisions as to how to proceed have been made. Pete stated the large rock jetty would benefit from being rebuilt. Mike Zubretsky stated that Cedar Crest would like to be involved in any actions on the jetties in front of their properties. Pete Potter stated we will provide a means for people to cross over every jetty.

**Land Management:** Pete Potter reported T&G has stated the beach cleaning and mowing has begun.

**Tax Collection:** Andy Calderoni reported only 2 members are in arrears and no liens are in place. Bills with the new Mil Rate will be mailed in June.

**Recreation:** Andy Calderoni directed everyone to the upcoming events list included in the mailing. The Wake up to Summer will be rescheduled. New Members George and Tara Kinsella, Marc and Kerry Perry, Bill Coons were presented with a small welcome to our community gift. Andy stated t-shirts will be available for sale after the meeting.

**Beach Rules:** Brian Gooley stated the changes to the rules and reminded everyone to display the orange beach placards when visiting the beach.

**Motion to adjourn** at 11:53 made by Jackie Coppes seconded by John Johl and passed unanimously.