

**District of Chapman Beach**  
**Summer BOD Meeting**  
**Tuesday July 11, 2023**  
**Mulvey Center Conference Room A (In Person)**

**Call to order** at 6:00pm by Paul McGill

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

**Pete Potter motioned that we discuss the replacement of Bob Alger as soon as the candidate arrives because he has to leave at 7:00pm** Seconded by Andy Calderoni and passed unanimously

**President's Report:** Paul McGill reported Paul Bealieu the president of Cedar Crest asked that he be involved in the Jetty Project. Andy Calderoni also reported Paul inquired about crack filling on Chapman Avenue and was advised to contact Pete Potter.

**Clerk's Report:** Motion to accept the Winter April 18, 2023 BOD meeting minutes by Pete Potter and seconded by Damian Ranelli. The motion passed unanimously.

**Treasure's Report:** George Zinser's reported \$37,245.95 in the checking account, \$50,011.89 in the Storm Fund account and \$126,244.87 in the Jetty Fund account. George was instructed to put the \$110,00 from the Hogan Road payment into the checking account. With no outstanding bills. George reported his findings regarding investing some of our funds in CDs a motion was made by Damian Ranelli to invest \$66,000 in Five 18-month \$10,000 CDs and two \$8,000 CDs with Essex Savings Bank. Seconded by Pete Potter the motion passed unanimously. George is still awaiting our final financial statement for 2022-2023

### **Old Business:**

**Major Projects Committee:** Pete reported Ct Dock and dredge could not do the work on our large stone jetty but referred another contractor which he will be meeting with this week. Paul was asked to send a letter to Cedar Crest to not contact any vendors to perform any work on our Jetties

**Land Management Committee:** Pete reported he spoke with T&G and the beach cleaning is improved.

**Tax Collection:** Andy Calderoni reported we finished last year with only \$247 unpaid and about \$14,000 has been collected already this year.

**Replacement of Bob Alger:** Paul asked Joanne Foss why she would like to be on the board and she responded she has been coming to Chapman Beach for many years and felt the need to 'give back'. Damian Ranelli made a motion that Joanne Foss be a new member to the Board seconded by Andy Calderoni and the motion passed unanimously.

**Website:** Andy reported we are still getting 25 hits per day on our site. Andy stated we need to drive our members to .org site. Damian asked that mapping of our property get on the site. It was decided a group will walk to review need for further signage. Andy was asked to put up the sandwich boards about the Orange Beach Placards.

**7 Hogan Road:** Pete reported a clause in the easement document was asked to be removed that states no work can be done after the agreement is signed. 7 Hogan Rd asked it be removed so they can make changes if required to comply. The whole easement process was revisited and it was stated many issues still need to be addressed by the builder/owner. Andy Calderoni made a motion the clause be removed seconded by Frank Giuliano. Paul McGill reread the clause. The motion Passed 5-2 with Damian and Brian not in agreement.

**Recreation:** Andy reported the Kindness Rock painting was a success along with the concert and hotdog roast. Lots of positive comments regarding the band. The cocktail party will be 8/19. Sold \$1600 in merchandise.

**Shed installation:** Shed landing site was completed by Damian and volunteers and the shed will be installed on Friday

**Public Session:**

No public present

**Resolution of Public Session items:** N/A

**Adjournment:** Andy Calderoni made a motion to adjourn seconded by Joanne Foss and passed unanimously.  
Adjourned at 7:38pm.