

District of Chapman Beach
Winter BOD Meeting
Tuesday January 10, 2023
Mulvey Center Conference Room A (In Person)

Call to order at 6:00pm by Paul McGill

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

President's Report: Paul McGill stated he had nothing to report that wouldn't be discussed later

Clerk's Report: Motion to accept the October 11, 2022 BOD meeting minutes by Damian Ranelli and seconded by Brian Gooley. The motion passed unanimously.

Treasure's Report: In George Zinser's absence Andy Calderoni reported and \$62,212.47 in the checking account and \$62,043.94 in the savings account. With no outstanding bills. Motion to accept the Treasurer's Report by John Johl seconded by Frank Pete Potter. Pete Potter pointed out the DOCKO payments is still wrongly assigned to the Capital Improvements line item. A discussion that all of the \$14,000.00 allotted to the Jetty Study was not spent. The motion passed unanimously.

Old Business:

Major Projects Committee: Pete Potter reported Ever Source refused to shrink the 2016 20' easement to 10'. The committee is seeking more quotes for jetty replacement. One exists but will not be made public because the competitive bid process is still ongoing. Pete asked that the committee seek repair quotes. The plan is to have all options available and communicated to the membership to vote at the Annual Meeting.

Land Management Committee: Pete Potter reported the hedge trimming is done. Pete asked that tall grasses in front of the 3rd Avenue memorial bench be removed. He will contact the landscaper.

Tax Collection: Andy Calderoni reported all but 5 members have paid on time. Still owed \$2389.02. Liens will likely be placed on 4 properties in February.

Recreation: Andy presented a list proposed scheduled event for next year. Motion to accept the schedule was made by Frank Guiliano and seconded by Pete Potter. The motion passed unanimously.

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

Chapman Beach Rules: Brian Gooley reported his committee fit the rules on one side of one page. Brian presented a laminated beach pass to be displayed by the members at the beach. After discussion some minor edits were agreed upon and made and the color of the pass will be bright orange. A motion to approve the two documents was made by Pete Potter and seconded by Damian Ranelli.

7 Hogan Road: Bill Coons presented the latest drawings showing water and electrical at the western side of Hogan Road. Damian Ranelli was adamant that we pursue reducing the 2016 Ever Source easement be reduced to the 10' which Pete will attempt to seek that change. Damian asked that any impact to the district be minimized. Mr. Coons presented an appraisal offering \$35,000 to the district. Andy Calderoni stated the \$35,000 may be an appraised value but is not a true value of the easement to the impact on his property. Mr. Coons will seek a new appraisal of that increase in value. It was decided the committee meet after Pete again contacts Ever Source to attempt to reduce the easement and then call a Special Meeting of the BOD to make a decision.

New Business:

Public Session: Frank Guiliano made a motioned to enter public seconded by Pete Potter. The motion passed unanimously.

Mike Zubretski suggested we present info and all options regarding the Jetty project to the members ahead of any vote. He also asked to pursue repair and offer a list of contractors.

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

Resolution of Public Session items:

Paul Asked who did the concrete repair on the previous jetty? Andy reported he was a sub-contractor of Hallihan.

Adjournment: Frank Guiliano made a motion to adjourn at 7:58pm seconded by Brian Gooley. The motion passed unanimously.