

**District of Chapman Beach  
Annual Member's Meeting  
Saturday, May 25, 2024 at 10:00am  
Main Beach**

**Call to order by Paul McGill at 10:00am**

**Present:** Andy Calderoni, Paul McGill, George Zinser, Andy Calderoni, Damian Ranelli, Pete Potter, Claudia Donovan, and Brian Gooley, and Joanne Foss

**President's Report:** Paul spoke to his experience as President and intention to remain as president. He reported Brian Gooley would like to seek re-election. Frank Giuliano asked to be re-elected.

**Clerk's Report:** Andy Calderoni requested a motion to approve minutes from May 27, 2023 Annual meeting with the correction of the date from 2022 to 2023. Motion made by Damian Ranelli and seconded by Ed Gales. The motion was approved unanimously. Andy Calderoni requested a motion to approve minutes from December 2, 2023 Special meeting with the correction of the addition of 1 Abstain vote in the removal of Jetties C and E. Motion made by Joanne Foss and seconded by Claudia Donovan. The motion was approved unanimously.

**Treasure's Report:** George Zinser reported a Checking balance \$46,351.00 in Essex Savings, a CD balance of \$73,232.97 in Guilford Savings, and a Savings balance in Guilford Savings of \$4300.00. In those accounts we have a Storm Fund balance of \$50,000, and a Jetty Fund Balance of \$16,000. George reported we spent \$38,361 which was over last year's budget of \$36,226.00, due mainly to the cost of the debris clean up from the Vermont floods. A motion to approve the Treasures report was made by Claudia Donovan and seconded by John Pellico. The motion was called to vote by hand vote and approved unanimously.

**2024-2025 budget presented at \$38,056.** \$1,600 for landscaping of main beach seawall and \$400 for ZOOM meetings going forward. It was pointed out by Dianne Fuller that we cannot spend the jetty fund without member approval in a special meeting. The budget passed 29 yes and 1 abstain by hand vote to approve the budget.

**Reaffirm of BOD appointed Directors by hand vote.**

Claudia Donovan	to serve remainder of John Johl's term ending 2026 38 yes 0 no
Joanne Foss	to serve the remainder of Bob Alger's term ending 2026 38 yes 0 no

**Election of BOD members:**

Paul McGill	34 yes	1 no
Frank Giuliano	35 yes	1 no
Brian Gooley	35 yes	1 no

1 blank ballot and one abstain ballot submitted

**Note:** There were no nominations from the floor for BOD positions and no 'write ins'

**Approval of the Slate of officers:** The slate was presented as Paul McGill-President, Frank Giuliano-Vice President, Andy Calderoni-Clerk, and George Zinser-Treasurer. The slate was approved by hand vote of 34 yes and 0 no vote.

**Old Business:**

**Major Projects:** Pete Potter reported the Big rock Jetty was rebuilt, split rail fences were installed at 2<sup>nd</sup> and 3<sup>rd</sup> Avenue ROWs, No Parking sign installed at 2<sup>nd</sup> Ave north of Chapman Avenue, Hogan road was repaved and seeded

**Land Management:** Pete Potter reported T&G has completed the beach cleaning and mowing has begun. The seawall at the main beach has been weeded and mulched and will be continued annually.

**Tax Collection:** Andy Calderoni reported 100% tax collection this year.

**Recreation:** Andy Calderoni directed everyone to the upcoming events list of this year's events included in the mailing on the bulletin board and on the website. Andy stated t-shirts and other merchandise will be available for sale after the meeting.

**Beach Rules:** Andy Calderoni reported for Brian Gooley that everyone should display the orange beach placards when visiting the beach.

Andy Calderoni stated the amount of the dollars collected toward the budget may be reduced to maintain the same mill rate as last year as we have done in the past.

Ed Gales asked if we would schedule a fall member's meeting.

Mike Zubretsky asked if we had received any correspondence from Cedar Crest. Paul McGill and Pete Potter replied we have not received what Mike was eluding to. Mike was told by CC they had sent some information. He was insinuating we were not sharing it.

Mike Zubretsky asked about the Jetty repair/modification current plan. Pete Potter reported the process is continuing. Andy Calderoni reported we can spend up to \$5000.

Frank Giuliano stated we need to be factual before speaking in public. Mike Zubretsky stated he was in possession of the report he was insinuating the BOD was not sharing.

Judy McGill commended the BOD has been the most transparent board and encouraged everyone to look at the website [chapmanbeach.org](http://chapmanbeach.org).

Paul McGill stated we have obtained proof of ownership of the beach and jetties and we should be unified as a community. A CC resident attempted to take the microphone and was asked to identify herself. That person was refused to speak to the members but persisted in having a sidebar with Paul McGill. Ed Gales read from a document that no person can be asked to identify themselves at a public meeting. Mr. Gales failed to realize that a person must identify themselves to take the microphone and speak and this meeting is a for the public of DOCB members to speak and otherwise participate in. A non-member may attend but not speak.

**Motion to adjourn** at 11:04 made by Peter Lovely second could not be identified passed unanimously.