

**District of Chapman Beach**  
**Spring BOD Meeting**  
**Thursday April, 18 2024**  
**Mulvey Center Multi-Media Room and Zoom**

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

**Board Members present:** Paul McGill, Frank Giuliano, Andy Calderoni, George Zinzer, Pete Potter, Damian Ranelli, Brian Gooley, Joanne Foss, Claudia Donovan

**President's Report:** Paul reported correspondence will all be discussed during meeting. Paul reported on ZOOM format and process to allow public comment before BOD voting during meeting. John Zubretski made a suggestion regarding trash pick up which will be considered.

**Clerk's Report:** Motion to accept the Winter BOD January 9, 2024 BOD meeting minutes by Damian Ranelli and seconded by Pete Potter. The motion passed unanimously.

**Treasure's Report:** George Zinzer reported Checking balance of \$46,351.95, Storm/Jetty CDs balance of \$67,864.69 Jetty Balance of \$4,302.08(not in a CD) and GSB checking balance of \$5,049.21 for a \$123,567.93 total. Andy stated the BOD decision to invest in CDs has reaped over \$2,000 in interest thus far. Andy Calderoni made a motion to accept the treasure's report, seconded by Damian Ranelli and the motion passed unanimously. Pete Potter made a motion to, at the end of the CD's term, they should be moved to Guilford Saving bank where the District will benefit from higher interest rates. The motion was seconded by Frank Giuliano and the motion passed unanimously. Pete Potter asked that the district acquire a Credit Card because we cannot use a debit card for reoccurring payments such as our website and the Zoom account which we clearly want show is owned by DOCB it was agreed by all.

**Old Business:**

**Major Projects Committee:**

Pete Potter reported he is acquiring proposals to cut pass throughs and repairs of the jetties as required by DEEP. The committee recommendations are to repair B and C and remove materials at a cost of not to exceed \$9,000 (\$7,700 quote plus contingency) E is unsightly but not unsafe. Pete asked to be allowed to spend an additional \$11,000 to cut through D and F. Andy Calderon made a motion B & C be repaired at a cost of \$9000 seconded by Damian Ranelli. During discussion Mike Zubretski asked where the cut through has to be and was informed they should be below the high tide mark and the structural effects of cutting the jetties. Dave Ocella asked if CC will contribute to the cost and was told no at this point. Ed asked who has complained about cut throughs and if they were documented and also questioned structural effect. All with the exception of Claudia Donovan voted in favor and the motion passed. Pete made a motion to spend up to \$11,000 to provide cut throughs at D & F seconded by Andy Calderoni. Frank Giuliano asked if the contractor will speak to structural integrity and George Zinzer expressed the same concern and suggested DOCKO. Frank also asked to investigate the possibility of cut throughs be above high tide. All with the exception of Claudia Donovan voted in favor and the motion passed. Pete Potter reported the Main Jetty is complete.

Pete Potter reported the committee recommended to remove trees and flower boxes from 2<sup>nd</sup> Avenue. Andy Calderoni made a motion the BOD not do that and was seconded by Pete Potter. During discussion Andy asked what happened to the 'Friendly letter'. Joanne Foss reiterated the concept of consistency. Damian Ranelli recommended it be entirely open. Mike Marino stated he has seen vehicles try to go around the flower box and asked that he be part of the discussion as to what the plan is, Andy Calderoni withdrew his motion.

**Land Management Committee:** Pete Potter reported the committee to keep T&G contracted at same cost as last year. Pete Potter made a motion seconded by Joanne Foss, we contract T&G be contracted to weed put down a fabric barrier and mulch the top of the Main Beach seawall at a cost of \$1,750. Shells were ruled out and the motion passed unanimously

**Beach Passes:** Brian Gooley asked if the beach passes will be used this year and all agreed

**Tax Collection:** Andy Calderoni reported 100% taxes are paid.

**Website:** Andy Calderoni reported we are still getting 20 visits per day.

**Recreation:** Andy reported we will still have the events from last year.

## **New Business:**

### **2024-2025 Budget:**

George Zinser and Pete Potter presented the new budget. \$1,100 was added to continue the weeding and mulching above the seawall. George reported we overspent last year by \$1,300 but was mostly caused by the unexpected cost of \$3000 for storm debris removal. George asked that the \$4,000 jetty fund be placed into the operating budget which is still part of the taxes to collect and the BOD agreed. A discussion regarding insurance cost and decided to leave as is. Mike Zubretski asked why we would not take money from the Storm or Jetty Fund for cost like the debris removal and it was agreed we would consider that in the future. A motion was made by Frank Giuliano to approve bringing the proposed budget to the members for vote of approval at \$38,056.00 seconded by Damian Ranelli and the motion passed unanimously.

**Absentee Ballot discussion:** Every board member spoke in opposition to absentee voting. Paul McGill stated his views are published in an email in our shared email site. Damian Ranelli brought up the point of limiting the number of voters in a given household and Joanne Foss agreed and pointed out the positive aspect of the voter turnout and overwhelming involvement at the Special Jetty meeting. George Zinser brought up the difficulty of controlling the voting and Claudia Donovan agreed. Brian Gooley was concerned with validity and the process of going forward. Pete Potter stated we are a Statutory District that cannot have absentee voting and the process is very involved. Andy Calderoni reiterated we are a Statutory district cannot have absentee ballots and may have to dissolve our district and then form a new district. Andy also reiterated the positive aspect of getting members to the meetings to hear the relevant information. Ed Gales stated there is no reason to fear mistrust and that it is an easy process and the board's objections are unfounded. Mike Zubretski stated the number of voters is determined by our bylaws. Mike reiterated he has spoken to many other beaches and it is an administrative change and no concern of fraud. Mike pointed out the board can vote virtually. Paul McGill made a motion that we close this issue and not pursue absentee balloting seconded by Claudia Donovan. Andy Calderoni reiterated the problem with getting all of the information out to the voters so an informed decision can be made. Frank Giuliano voiced his concern about the possibility of absentee votes being manipulated. The motion passed unanimously.

### **Public Session:**

No Public comments. Frank Giuliano asked about the 'Friendly Letter' and it was determined we should have a special meeting to discuss this letter only. Andy Made a motion that we change the ZOOM account to an annual license from monthly to save costs seconded by Damian Ranelli. The motion passed unanimously.

A Motion was made by Pete Potter and seconded by Andy Calderoni to enter Executive Session to discuss possible litigation and the motion passed unanimously

**Adjournment:** Danian Ranelli made a motion to adjourn seconded by Frank Giuliano and passed unanimously. Adjourned.