

**District of Chapman Beach**  
**Summer BOD Meeting**  
**Tuesday July 23, 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 the ownership of Lot 17 and jetties has been questioned along with use of the beach. Our legal counsel has assured us Lot 17 and the jetties are owned by the members of the District of Chapman Beach and Cedar Crest members by their deeded rights may 'Pass and Repass' to Long Island Sound as legally defined. Paul stated there will be an Executive session at the end of this meeting. Paul stated the issue of inappropriate behavior toward board members will be discussed later in the meeting.

**Clerk's Report:** Motion to accept the Spring BOD April 18, 2024 BOD meeting minutes by Damian Ranelli and seconded by Pete Potter. The motion passed unanimously.

**Treasure's Report:** George Zinzer reported ESB Checking balance of \$49,850.20, GSB CDs balance of \$73,811.71, and GSB checking balance of \$4,304.25 for a \$129,966.16 total. Of those accounts \$50,000 is in the Storm Fund and \$20,000 is in the Jetty fund. A motion to accept the treasurer's report was made by Damian Ranelli and seconded by Joanne Foss and the motion passed unanimously.

**Old Business:**

**Major Projects Committee:** Pete Potter reported he inspected the jetties and the concrete at the Big Rock Jetty, B, and Jetty C will be repaired by October. He reported the issue of encroachments will be discussed at a separate public meeting, just for that purpose. Date to be determined and announced.

**Land Management Committee:** Pete Potter reported the hedges were trimmed, mowing and beach cleaning are ongoing. Jeff Picciolo has suggested improvements to the end of Chapman Beach Road at the three rocks. Location of radar unit questioned and will not be moved. Misuse of golf carts and bicycles was cited.

Mike Zubretsky retracked to ask to define Lot 17 and was advised a map exists. Mike questioned ownership of portion of a jetty below the high-water mark. Mike was informed we do as owners of the jetty which are defined as 'fixtures' on our property. Mike asked if anything in a deed referred to pass and repass with a vehicle and was informed no. Mike questioned that our deeds say right to pass and repass on our members deeds but was informed, we as members have the use of the beach. Cedar Crest member's are not taxpayer and not allowed to use the beach.

**Tax Collection:** Andy Calderoni reported \$26,454.22 taxes was paid and delinquent letters will go out the first week of August. . A motion to accept the tax collector's report was made by Pete Potter and seconded by Frank Giuliano George Zinzer questioned the total taxable amount which Andy could not answer. The motion passed unanimously.

**Recreation:** Andy reported events thus far this year have been very successful. The remaining events should be equally enjoyable. T shirt and merchandise sales are doing well. A motion to accept the tax collector's report was made by Joanne Foss and seconded by Damian Ranelli. The motion passed unanimously

**Meeting Schedule:** Pete Potter suggested we avoid holiday weekends for our Annual Member's meeting and potential Fall Member's meeting. Andy stated an ordinance was passed back in 2001 stating our Annual Member's meeting must be held on the first weekend in June but our bylaws require that meeting be held no less than 30 days prior to the start of the fiscal year which is August 1<sup>st</sup>. These 2 requirement conflict and makes it almost impossible to satisfy both. It was suggested next year we will have the Annual Member's meeting on May 31, 2025. A motion was made by Andy Calderoni seconded by Damian Ranelli we schedule the Fall Member's meeting on September 28, 2024 prior to the End of Summer gathering. Ed Gales asked that it remain on Labor Day. The motion passed unanimously.

**District Credit Card:** Pete Potter stated we need a credit card and the bank requires us to show the approval to acquire a credit card as documented in the minutes of a meeting of the BOD. George refused to get a card because of the difficulty in recording the transactions. Andy stated the need for a credit card is due vendors such as ZOOM and GoDaddy, not

accepting debit cards. These bills should be paid by the DOCB directly to positively assign ownership of those applications to the district to avoid what happened when we lost chapmanbeach.com. Andy also pointed out the large amounts of money he has to be reimbursed on his own credit card. It was determined we would improve our recording process. A motion to acquire a credit card was made by Pete Potter and seconded by Joanne Foss. Pete stated we would use M&T as the credit card issuer. Ed Gales suggest autopay. The motion passed unanimously

## **New Business:**

**Improper conduct toward BOB and/or members:** Paul stated if improper contact toward BOD members continues, we would not be able to get directors to volunteer in the future. Paul suggested a bylaw change and suggested Brian Gooley head a committee to look into this matter. Pete Potter disagreed with the need to be a bylaw change and this should be dealt with as a rule. Andy Calderoni stated we are protected against such conduct under Title 7: of the state statutes of the State of Connecticut. Damian Ranelli suggested we involve law enforcement. Paul wants to take a milder approach. Frank Giuliano felt we need to consider 'Perception' by either party. Pete Potter agreed with the committee approach. Andy Calderoni pointed out this person has had this perception a half a dozen times and was told 'we are moving forward'. George Zinser agreed this should be a rule. A motion was made by Frank Giuliano for Brian Gooley to create a rule regarding improper behavior by members and/or BOD members and formation of a committee to review these occurrences, and seconded by Pete Potter. Mike Zubretsky asked what if it is improper behavior by a board member toward a member. Ed Gales reiterated Mike's comment. Andy Calderoni stated Claudia's account of what occurred to her was a fair and truthful account of what occurred. The motion passed unanimously

**Formation of DOCB and CC timeline:** Given the general lack of understanding by many of our members regarding the history of our district, Andy stated a group has been working on a factual timeline to show the events leading up to the formation of DOCC and DOCB and other historical events. This timeline is in draft form and will be posted on the website. Andy stated the many people in the past that through their record keeping made it possible to finally create this timeline including Momme Schoessler, Linda Kinsella, Jackie Coppes, and Tom ODell.

Mike Zubretsky backtracked to why MPC and LNC meetings were not posted and Pete Potter reported he has not had any meetings. Mike asked, if now that we have determined ownership, we will proceed with jetty work. Mike was informed we will proceed with the understanding we can only spend \$5,000 and budgeted monies. Mike asked that Mr. Schatz be allowed to speak as others were allowed. He was informed the persons he cited, Mr. Coons and Mr. Vitale, were land owners when they spoke and Mr. Schatz does not own land as a DOCB member. He owns land within our district but does not pay taxes to our district and therefore he is not a member.

**Common Area ownership:** Previously covered

**Facebook Page:** Joanne Foss stated she has begun the development of a District of Chapman Beach page (not a group) that is informational only and directs visitors toward chapmanbeach.org for further information. Visitors will not be able to post. Claudia asked if it will be 'official' and Joanne replied it would be. Andy Calderoni made a motion Joanne continue developing this FB page and continue as an administrator and any other administrators be BOD members and was seconded by Pete Potter. Mike and Ed mentioned we should be certain to proceed as a municipality. Joanne responded we will be proceeding as a FB PAGE. The motion passed unanimously.

**Banking Concerns:** It was determined we will continue with a checking account at Essex Savings bank with a minimum balance and utilize Guilford Savings bank to realize higher interest returns.

**Public session:** Motion made by Paul McGill and seconded by Frank Giuliano to enter public session. Ed Gales thanked the BOD for allowing members to speak before voting on motions. Paul asked if non members can speak and it was felt time would not allow. Pete Potter cited non members are using the Contact Us button but said our shared email cite is not a bulletin board and will not be used as such. Andy Calderoni reiterated the shared email site is for transparency of the BOD communication and attachments will be posted after they are no longer 'in committee'. Jeff Picciolo asked that we have a more conspicuous Private Beach sign at the Main Beach. Joanne asked to ask that members use the Orange Beach Passes. Ed suggested we put the WCOB link on our website. Andy Schatz cited we cannot make any motions and vote in executive session. Ed asked if we would form a delegation to work out a solution to any Cedar Crest issues. A Motion was made by Andy and seconded by Damian Ranelli to leave the Public Session. The motion passed unanimously.

**Executive Session:** Motion to enter Claudia Donovan seconded by Pete Potter The motion passed unanimously.