

**District of Chapman Beach**  
**Spring BOD Meeting**  
**Tuesday April 22, 2025**  
**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

**Enter Executive Session**

**End Executive session**

**President's Report:** Paul reported on the Mike Zubretsky's objection to the process of the BOD motion to approve the trial use of a Porta Potty on 1<sup>st</sup> Ave ROW. Paul stated we will continue with the trial period.

**Clerk's Report:** Motion to accept the Winter BOD meeting minutes from January 16, 2025 by Pete Potter and seconded by Claudia Donovan. The motion passed unanimously.

**Treasure's Report:** George Zinzer reported as of 4/21/2025 ESB Checking balance of \$21,464.43 at Essex Savings, GSB CDs balance of \$105,261.63. Of the GSB account \$50,000 is in the Storm Fund, \$24,000 is in the Jetty fund and \$31,261.63 in the general fund. All funds total \$126,726.06. On January 17<sup>th</sup> the all ESB savings accounts was closed and funds were transferred to GSB. Motion to accept the treasurer's report was made by Andy Calderoni and seconded by Pete Potter and the motion passed unanimously.

**Major Projects Committee:** Pete Potter reported the committee met and suggested a section of fence we already have on the grass at Hogan Rd. Pete Potter made a motion seconded by Andy Calderoni and the motion passed unanimously. Pete discussed a fence at 2nd Avenue but no decision was made. Pete has met with DEEP on 1/15 to discuss what we can and cannot do with respect to our jetties but they have not followed up. We do have some quotes for repair and crossover. Pete Made a motion to have a vote at the Member's Meeting to allow spending up to \$24,000 on repair and stairs seconded by Andy Calderoni and the motion passed unanimously.

**Land Management Committee:** Pete Potter reported T&G increased \$30 per beach cleaning to cover the additional shell removal cost. Pete made a motion to accept T&G's proposal seconded by Frank Giuliano and the motion passed unanimously.

**Tax Collection:** Andy Calderoni reported we are owed \$610.91 by two delinquent members. Notices went out to those members as required. Motion to accept the Tax Collector's report by Claudia Donovan seconded by Joanne Foss and the motion passed unanimously.

**Recreation:** Andy reported last year we were budgeted \$2,250.00 and spent \$2011.18 and profited \$570 from merchandise sales last year's slate will be repeated. Janet ODonnell suggested a raptor event on the beach of 4 birds for \$300. Damian suggested rock painting. We would like to add some events for children but need volunteers. Pete Potter questioned the accounting process

**Old Business:** Andy reported he and Pete Potter were tasked at the last meeting to process the Contact Us entries. Andy stated many members have not and many may not want to be identified on the Shared email site. Going forward all entries will go to Pete and he will convert the entry into a PDF and forward it to all board members to view. He will also file that PDF in a Contact Us folder to save. No back and forth with the entry presenter will occur, the presenter will have to use the Contact Us again only.

Brian Gooley presented a report of the Connecticut Penal Code 182 section 53A which address confrontations between members and BOD members. Joanne Foss made a motion seconded by Damian Ranelli to change our Chapman Beach rules to address these occurrences. It was determined we will not make this change and Joanne retracted her motion.

## **New Business:**

**Budget presentation:** Pete Potter and George Zinser presented the 2025-2026 budget with adjusted values. The largest change being Legal up to \$7,500. A motion was made by Andy Calderoni seconded by Claudia Donovan to present the proposed budget as amended of \$43,501.00 to the members for approval by vote at the Annual Meeting. The motion passed unanimously.

Members Andy reported the notice for the Annual Member's meeting will be in the Harbor News and the process for the member mailing, the Budget Discussion meeting, and timing and process for the Members meeting. Up for re-election is Andy, Pete, and George.

**Public session:** Motion made by Damian Ranelli and seconded Joanne Foss to enter public session. All approve.

Mike Zubretsky wants to be assured at the Member's meeting we will have details regarding the jetty repairs and stairs. Mike again questioned the process by the board to approve the Porta-Potty trial. Also mentioned the possibility of an ADA Compliant Porta-Potty

Ed Gales questioned the new Contact Us process.

**Motion** made by Andy Calderoni and seconded by Joanne Foss to leave the Public Session. The motion passed unanimously.

**Resolution of public concerns:** ADA compliancy will be considered

**Motion to Adjourn** at 8:00 by Paul McGill seconded by Brian Gooley passed unanimously