

District of Chapman Beach
Spring BOD Meeting
Thursday July 17, 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 Andy made a motion to enter executive session for legal matters seconded by Claudia Donovan

End Executive session

President's Report: Paul stated Ed Gales request to address trees blocking the Chapman Beach sign on route 1 were reported to Vista and will be trimmed by Vista. Paul reported certain things are allowed to be discussed in Executive session and are exempt from FOIA. Reported vandalism of the porta-potty on 7/5. Two requests for weddings at the beach. Denisi's are requesting the beach in September of 2026 and all are in favor. Not enough information regarding O'Donnell request. Patty Pandolfe reported speeding on Fox Street. Pete already placed temporary speed bumps in front of his property. Andy Calderoni reported John Hall the First Selectman was at the WCOB meeting and field many concerns regarding speeding in the beach communities and will add it to his next meeting agenda. Paul reported on the voting right discrepancy regarding Marianne Grace and her lawyer and ours have determined she could in fact vote. Janet O'Donnell inquired whether we would look into hiring a guard. Everyone including renters need to use their beach passes. Robert Nolan inquired regarding to the tax increase to which Andy responded on the shared email site. Paul responded to Atty Conte representing Mike Zubretsky that a in Connecticut BOD can vote on and approve an item not on the agenda by a 2/3 vote.

Clerk's Report: Motion to accept the Spring BOD meeting minutes from April 22, 2025 by Claudia Donovan and seconded by Damian Ranelli. The motion passed unanimously.

Treasure's Report: George Zinzer reported as of 7/15/2025 ESB Checking balance of \$30,386.05 at Essex Savings, GSB Savings balance of \$109,982.34. Of the GSB account \$50,000 is in the Storm Fund, \$24,000 is in the Jetty fund .All funds total \$140,368.39. George is looking into wire transfers between our banks. GSB is now Ascend Bank and our interest rate on our savings account is 2.67%. To this point we have earned \$1,937.37 to date and last year we earned \$2,574.13 in interest on our account. George asked to visit the Recreation sales reporting process. Motion to accept the treasurer's report was made by Andy Calderoni and seconded by Claudia Donovan and the motion passed unanimously.

Major Projects Committee: Pete Potter reported the committee met and wants to address damage to Jetty C and stairs over Jetty D. The committee is recommending Aluminum stairs at \$5,000 over wooden stairs at \$250. After discussion Andy Calderoni made a motion to build wooden stairs at less cost seconded by Claudia Donovan. 7 Members approved Joanne Foss opposed. Pete reported we will simply repair jetties but may need a COP but not getting response from DEEP. George presented costs for concrete delivery.

Land Management Committee: Pete Potter reported T&G cut the hedges to our property line along the top of the upper grassy area.

Tax Collection: Andy Calderoni reported \$27,888.65 has been deposited into Ascend bank. We have two delinquent members from last year. A motion to accept the Tax Collector's report by Joanne Foss seconded Frank Giuliano by and the motion passed unanimously.

Recreation: Andy reported status of merchandise sales and the possibility of making \$1,000. All events are on track.

Old Business:

Cedar Crest offer decline explanation: Andy Calderoni explained the two offers were turned down because they were just not acceptable. Claudia Donovan made a motion that Paul McGill send Andy Schatz an email and certified letter asking him to confirm, as he had previously stated, that his members are not interested in joining The District of Chapman Beach seconded by Frank Giuliano and passed unnanamously. Pete Potter reported in the case of the Cedar Crest actions

our attorney is not interested in representing us so he has reached out to Shipman and Goodwin LLP and they will represent us with no retainer fee. Atty Joe Williams will be our lawyer.

Porta-Potty: Pete Potter reported survey result as 14 in favor and 9 not in favor. No smell comments and all but one not in favor were from residents south of Cherry Street and all in favor were north. We will call for a vote to keep or not at next Annual Meeting.

New Business:

Golf cart and traffic safety: We closed the bollards on O'Dell way and are asking golf carts be parked above the bollards or on the grassy area as a safety issue. We seem to be seeing a reduction in speeding a stop sign violations but we are still hoping for more police presence.

Coppes and Chervenak bench requests: We will allow the Coppes bench consistent with our previous benches but hold off on further requests. Other means to memorialize past members will be explored.

Public session: Mike Zubretsky questioned 'Bulletin Board' material. Pete reiterated our policy that going forward any email we receive that does not come from 'Contact Us' will be deleted and there will be no response.

Motion to Adjourn at 8:00 by Brian Gooley and seconded by Joanne Foss and approved unanimously.