

District of Chapman Beach
Annual Member's Meeting Minutes
Saturday, May 31, 2025 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

Motion made by Pete Potter to change the agenda to complete all of the voting first and then move on to other agenda item. Seconded by Brian Gooley and passed unanimously.

Voting :

Allow spending of up to \$24,000 from the jetty fund for repairs and stairs 58 in favor, 9 not in favor Approved

Vote to approved the 2025-2026 budget as presented 61 in favor, 5 not in favor Approved

Vote to elect 3 BOD members Michael Whalley nominated Scott Tierney.

64 for Andy Calderoni - 62 for George Zinser - 47 for Pete Potter - 19 for Scott Tierney - 2 for Mike Zubretsky

1 for MaryBeth Calderoni - 1 for Peter Lovely - 1 for name unreadable

Vote to approve slate of officers Paul McGill President, Frank Giulliano V President, George Zinser Treasurer, Andy Calderoni Clerk 65 in favor 1 not in favor Approved

President's Report: Paul recognizes to board of director efforts over the passed year. Paul directed comments regarding the split of Cedar Crest from The Chapman Beach Association and how it is now affecting property values.

Clerk's Report: Andy Calderoni requested a motion to approve minutes from May 25, 2024 Annual meeting Motion made by John Scully and seconded by Mike Marino. The motion was approved unanimously. Andy Calderoni requested a motion to approve the Ckerk's Report made by Mike Zubretsky and seconded by John Scully. The motion was approved unanimously.

Treasure's Report: George Zinser reported a Checking balance \$14,896.17 in Essex Savings, \$109,493.22 in Savins at Guilford Savings and in that savings account we have a Storm Fund balance of \$50,000, and a Jetty Fund Balance of \$24,000. George explained incremental changes in the budget and a \$4,500 increase in the Legal line item. In relation to the legal line item Mike questioned whether we passed along the Cedar Crest document and was told it was by Paul McGill. Mike also asked for a vote by the members to require a sit-down with Cedar Crest members and was told no vote can be held that was not posted in the Legal Notice. Mike then agued the process by which the Porta Potty was approved and installed. Paul McGill answered both concerns. Al Woscyna asked what the BOD can do on it's own. Andy Calderoni explained the BOD can only spend up to \$5,000. A motion to approve the Treasures report was made by Mike Zubrertsy and seconded by Pete Potter and approved unanimously.

Major Projects: Pete Potter reported Jetty C exposed rebar was removed

Land Management: Pete Potter reported T&G is doing a fine job and the trees blocking our sign at the top of Chapman Beach Road has been reported to Vista.

Tax Collection: Andy Calderoni reported our budget was \$38,056 and we discounted it by \$5,000 bringing it to \$33,056 to collect in taxes. We have collected \$32,566.26 and owed \$638.82 by two residents for a total collection \$33,205.08.

Recreation: Andy Calderoni directed everyone to the upcoming events list of this year's events posted on the bulletin board and on the website. We will have a tag sale as schedule. Merchandise will be available for order after the meeting.

Motion to adjourn at 11:50 made by Jackie Coppes and seconded by Peter Lovely and passed unanimously.