

District of Chapman Beach
Fall BOD Meeting
Tuesday October 29, 2024
Mulvey Center Senior Center and Zoom

Call to order at 6:05pm by Paul McGill

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

Guest Attorney Michael Cary

Motion by Pete Potter to enter Executive Session second by Damian Ranelli passed unanimously

6:52 pm Return to BOD meeting

President's Report: Paul reported he received two proposals from Andy Schatz. A motion made by Pete Potter "That the Board will not entertain any proposals regarding Lot 17" seconded by Frank Giuliano and passed unanimously.

Clerk's Report: Motion to accept the Summer BOD July 23, 2024 BOD meeting minutes by Damian Ranelli and seconded by Brian Gooley. The motion passed unanimously.

Treasure's Report: George Zinzer reported ESB Checking balance of \$49,004.28, GSB CDs balance of \$74,767.67, and GSB checking balance of \$4,305.76 for a \$128,007.64 total. Of those accounts \$50,000 is in the Storm Fund and \$20,000 is in the Jetty fund. No outstanding bills. A motion to accept the treasurer's report was made by Damian Ranelli and seconded by Claudia Donovan and the motion passed unanimously.

Major Projects Committee: Pete Potter reported the repair of Jetty B has been completed and C is still ongoing.

Mike Zubreysky went back to treasurer asked about legal spending and was told we are overspent in legal. Asked about a proposed DEEP meeting and Pete stated a meeting was never scheduled or held and would not be in the best interest of Chapman Beach. Ed Gales asked to see an invoice from our attorney and George agreed also asked if members could be at a DEEP meeting but was told that would not occur.

Land Management Committee: Pete Potter reported the hedges were trimmed. We will be taking landscaping and beach cleaning bids starting in January.

Tax Collection: Andy Calderoni reported \$38,056 was our budget and that a reduction of \$5,000 brought us to \$33,056 to be collected. We have collected \$32,110.48. We are owed \$990.08 by three delinquent members and will eventually collect \$33100.56 plus any additional penalties.

Recreation: Andy reported events for this year were very successful at a total cost of \$2,011.08. Total proceeds from T-shirt and merchandise sales of \$574.58 for a total spend of \$1436.50 of our \$2,500 budget.

Andy mentioned a request for a Convex Mirror at the end of Chapman Beach Road that the MPC should look into. Damian suggested we talk to the home owner and others where similar conditions apply.

New Business:

Pete Potter suggested we look into purchasing a commercial grade tent for future outdoor tent. Decision was made to look at a tent Damien owns and to table until Spring budget discussion.

Public session: Motion made by Paul McGill and seconded by Brian Gooley to enter public session.

Ed Gales asked about where emails are regarding meeting change.

Mike Zubreysky asked if the seller or agent of 40 Chapman Drive was questioned by a board member and was told it was made by a private citizen.

Mike asked about the definition of "pass and repass" was told it meant to the water.

Ed Gales again asked to form a delegation to negotiate a settlement with CC.

Mike asked, given the motion made by Pete Potter, if there was a proposal that may be considered.

Motion made by Damian Ranelli and seconded by Pete Potter to leave the Public Session. The motion passed unanimously.

Resolution of public concerns:

Ed was told a couple of members called Paul McGill to state they could not attend the fall meeting as scheduled and because of the importance of this meeting he asked Andy Calderoni to reschedule the meeting. Andy Calderoni explained that the Shared Email Site was formed to be more transparent in light of past FOIA requests. The directors have also been asked to stop the chatter and simply wait until the next BOD meeting to openly discuss and decide matters.

Ed was told there will be no delegation, given we are not considering proposals.

Mike was told nothing in the CC proposals meets DOCB best interests

Motion to Adjourn at 6:45 by Andy Calderoni seconded by Damian Ranelli passed unanimously