

District of Chapman Beach
Winter BOD Meeting
Thursday January 15, 2026
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, Brian Gooley, Joanne Foss, Claudia Donovan

Motion by Andy Calderoni to enter executive session seconded by Joanne Foss and passed unanimously.

Motion by Andy Calderoni to return to public session seconded by Pete Potter and passed unanimously

President's Report: Paul McGill reported many residents have expressed support for the BOD following the December special meeting

Clerk's Report: Motion to accept the Fall BOD meeting minutes from October 16, 2025 by Claudia Donovan and seconded by Damian Ranelli and passed unanimously.

Treasure's Report: Andy Calderoni reported for George Zinzer who had to depart reported as of 1/15/2026 ESB Checking balance of \$6,756.81, Ascend Bank balance of \$115,465.78. Of the Ascend Bank account \$50,000 is in the Storm Fund, \$28,000 is in the Jetty fund. All funds total \$122,213.59. Motion to accept the treasurer's report was made by Damian Ranelli and seconded by Brian Gooley and passed unanimously.

Major Projects Committee: Pete Potter in the process of completing permit documents for repairing the jetties. He is also in talks with BRAZZA Construction to do some or all of the work.

Land Management Committee: Pete Potter reported T&G will perform the same work next year with no price increase however they have asked us to work with the Town to allow dumping of our debris at the Town landfill.

Tax Collection: Andy Calderoni reported all taxes are collected and that to cut costs we have closed our PO Box 213 and now will only use and pay for PO Box 356.

Recreation: Andy reported the event schedule will be the same as last year. Andy also reported we have wine glasses, hats, shirts, sweatshirts and towels left over from last year and will only add short sleeves shirts this year. Damian Ranelli said he would find more volunteers for merchandise sales.

Old Business:

Legal Update: Pete Potter reported as of January 1st the total spend is about \$30,000, of that total \$9,000 is Mike Zubretsky's November petition and \$1,000 was his petition last spring and the Port a potty complaint. Our attorney continues dealing with the law suit with no further action. Mike questioned the costs and was informed we have to pay our lawyers when we are attacked.

New Business:

Wedding Request: Erika Johnson requested use of the beach for her wedding ceremony to be held on Friday August 28 from 11:00am to 1:00pm. A motion was made by Pete Potter and seconded by Brian Gooley to grant this request and passed unanimously.

Budget Details: Andy Calderoni asked that all budget items and dollar amounts be brought to the April BOD meeting so the 2026/2027 Annual Budget can be completed and approved to be brought to the members at the Budget Discussion meeting and then to the Members for final approval at the 2026 Annual Members' Meeting.

Public session: Mike Zubretsky stated he is working on another CC/CB solution also questioned jetty repairs and was told we have been trying to work with DEEP but the interference of CC has slowed that process. Ed Gales stood up and intimidated the BOD to a grievous extent, refusing to sit and continuing to rave. Public session was ended by a motion made by Damian Ranelli and seconded by Claudia Donovan and passed unanimously

Motion to Adjourn made by Joanne Foss and seconded by Frank Guiliano and passed unnanamously.