District of Chapman Beach
Annual Member's Meeting Minutes
Saturday, May 30, 2026 at 10:00am
Westbrook Library

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

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.

Special Speaker: Lynn Calderoni gave a presentation regarding automobile violations within our district. She reported meeting with town officials and the promise of increased police presence on our roads.

Clerk's Report: Andy Calderoni requested a motion to approve minutes from May 31, 2025 Annual meeting Motion made by Ed Gales and seconded by Joanne Foss. The motion was approved unanimously.

Treasure's Report: George Zinser reported a Checking balance $11,411.96 in Essex Savings, $86,193.71 in Savings at Ascend Bank and in that saving's account we have a Storm Fund balance of $50,000, and a Jetty Fund Balance of $28,000. We earned $3,420.81 in 2025 and $727.93 in 2026 YTD. Over budgeted items were General and Administration due to increased letters to members and Legal due to Cedar Crest litigation. Audit was completed and all was approved. Diane Fuller reported some errors in financial reporting and requested corrections and post to website along with explanation of mil rate calculation. A motion to approve the Treasures report was made by Damian Ranelli and seconded by Ed Gales and approved unanimously

Voting :
Allow extension spending $24,000 of the jetty fund for repairs and stairs 41 in favor, 7 not in favor 1 blank Approved
Ed Gales questioned increase in budget and Andy Calderoni reported previous budgets had much smaller legal line item and no 'Buy down '
Vote to approved the 2025-2026 budget as presented 47 in favor, 1 not in favor Approved
Vote to elect 3 BOD members 38 Joanne Foss - 38 Claudia Donovan - 36 Damian Ranelli - 1 Scott Tierney - 1 Mike Zubretsky - 1 Peter Loening – 1 John Pellico. Joanne, Claudia and Damian approved to retain their seats.
Vote to approve slate of officers Paul McGill President, Frank Giulliano V President, Pete Potter Treasurer, Andy Calderoni Clerk 42 in favor 2 not in favor Approved

Major Projects: Pete Potter reported we need to 'Retain the Jetties' which is simply a permit after the fact, not keep. C will require a COP at a cost of $6,000 which will be reviewed. Pete did say we should still consider removing the jetties. General consensus was to repair as well as allowed. Pete stated we need to schedule a special meeting for specifically and only Encroachments

Land Management: Pete Potter reported T&G is doing a fine job and Porta a potty is installed. Ed Gales requested trimming Vista tree is blocking Chapman Beach sign.

Legal Update: Pete is asking CAN to cover our legal cost incurred after 12/1/2025 of approximately $20,000. Our legal team is presently responding to revisions. Present schedule is Disclose of our experts on 10/16/26, File final position on 12/4/26, Pre-trial conf on 1214/26, Trial mgt conf on 6/17/27, and Trial begins on 6/27/27.

Tax Collection: Andy Calderoni reported we collected 100% of our 2025 budget. Andy reported the calculation and the mil rate at 1.54.

Recreation: Andy stated he will no longer chair the recreation committee and a new chair required.

Motion to adjourn at 10:25 made by Jackie Coppes and seconded by Damian Ranelli and passed unanimously.