

District of Chapman Beach

PO Box 356

Westbrook, CT

Dear Chapman Beach Members

This letter is to update you with the latest information and legal dealings with the law suit presented by Cedar Crest Tax District (CCTD). Most recently Mike Zubretsky presented a petition signed by 28 of our members demanding a special member's meeting and to, at that meeting, vote on a proposal to settle and that a Cedar Crest representative be in attendance and allowed to speak. This petition and proposal can be read on www.chapmanbeach.org by scrolling down the Home Page under 'Important Information'. We have scheduled that meeting for Saturday December 6, 2025 at 12 noon in the downstairs 'Community Room' of the Westbrook Public Library. Under the advisement of our legal counsel there will be no voting allowed and Cedar Crest are allowed in the open meeting portion. We should all be dismayed that we have to not only face the CCTD lawsuit but also be forced by our own members to consider a settlement that is so unfair to our community and authored and signed by persons that have direct relatives in CCTD.

CCTD, through Mr. Schatz, has mounted a campaign of fear solely to make us fearful of the cost to litigate this suit and to protect our ownership of our beach. Our beach is our greatest asset and provides us all with incredible enjoyment, and also elevates our property value. Fear has been his only tactic and throughout all of his threat filled communications he has consistently said he demands the right to use our beaches, roads, and right of ways. He explicitly demanded that their land records be changed to reflect deeded rights. He has offered \$75,000 for all of this which isn't even 2 years of our budget. Coincidentally, this is very much the same as Mike Zubretsky's proposal. He also offered \$125,000 for the outright sale of our beach along the front of their homes. That is 560 feet of beach on Long Island Sound. What would that mean to their property value? They certainly are aware of the answer to that question. Those offers were taken by the Board as 'non-offers'. We did not, as some have said, "stick our heads in the sand". We just said we weren't interested in further offers because Mr. Schatz is clearly not interested in a solution and it looks like he still is not. He just wants to continue sowing fear and paying nothing. We firmly believe there is only one fair and equitable solution going forward and that is 'Membership' which means the combining of both Districts into one community which would be defined as everyone paying taxes based on property value as we all do now and everyone having the same privilege's. We also stated we would seek a cash compensation. If you would consider the above stated \$1,200,000 we have all paid and had the two districts been combined all of these years they would have paid \$300,000. That number has not been presented in any of the two formal discussions we have had with CCTD. Fast forward 25 years and realize you, your children, and your grandchildren will possibly pay \$2,500,000 and CCTD will pay \$0 for the same privileges you all have worked and paid so much for. Understand there are many members who simply do not want them as members but we as a board feel it is necessary to stop this and proceed to building a community. Our final attempt to meet a third time was met with a resounding "we will not combine with you".

We will follow up with more info next week. Check in at www.chapmanbeach.org and use 'CONTACT US' to ask questions or get clarification.

Your Board of Directors

The District of Chapman Beach

11/20/2025