

District of Chapman Beach

Spring BOD Meeting

Thursday April 23, 2026

Mulvey Center South conf room and public 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

President's Report: Paul McGill reported no correspondence but did report many positive mentions of the board

Clerk's Report: Motion to accept the Winter BOD meeting minutes from January 15, 2026 by Damian Ranelli and seconded by Claudia Donovan and passed unanimously. Motion to accept the Special BOD meeting minutes from January 18, 2026 by Joanne Foss and seconded by Damian Ranelli and passed unanimously.

Treasure's Report: George Zinzer reported as of 4/23/2026 ESB Checking balance of \$14,022.14, Ascend Bank balance of \$86,026.80. Of the Ascend Bank account \$50,000 is in the Storm Fund, \$28,000 is in the Jetty fund. All funds total \$100,028.94. Motion to accept the treasurer's report was made by Damian Joanne Foss and seconded by Frank Giuliano 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. A motion was made by Frank Giuliano seconded by Claudia Donovan to spend \$400 to cover the hole under Jetty C with plywood temporarily as a safety issue. Motion passed with Damien Ranelli opposed. The 3rd Avenue stairs will be replaced by Memorial Day. We will use Finkeldy again for the Porta Potty.

Land Management Committee: Pete Potter reported T&G will perform the same work next year with a minimal price increase to cover the cost of shells going to the Town landfill.

Tax Collection: Andy Calderoni reported all taxes are paid.

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.

Old Business:

Legal Update: Pete Potter reported we are awaiting a revised complaint from our lawyer

New Business:

Budget Details: George Zinzer presented a budget draft. Andy questioned \$0 in Jetty repair and was confirmed costs will come out of the Jetty fund. A discussion confirmed we have the ability to spend up to \$24,000 from the last Annual Meeting and that we would have to have another vote in May to extend this dollar amount. Andy Calderoni asked that the General Legal be increased to \$7,500 to cover ongoing anticipated threats within our district. A Motion was made by Joanne Foss seconded by Claudia Donovan to approve the \$44,176 proposed budget to present to the Members for final approval at the 2026 Annual Members' Meeting and passed unanimously.

BOD elections: Joanne, Claudia, and Damien will run again. We will post on the website, and in the mailing asking for nominations and resumes through Contact Us from the membership.

Debit Card process: Andy Calderoni asked to have the debit card or get a second card because he is the only person who uses it and would not have to use his personal funds. Reporting would be the same. There was resistance and a motion was made by Frank Giuliano and seconded by Paul McGill that Andy and George would come to and agreed upon solution and Paul would approve it. The motion passed with Pete Potter opposed.

Bookkeeper replacement: Kathleen Keleman retired and we will post on the website and discuss at the Annual Members meeting looking for a replacement

Sale of #39 Chapman Avenue: Andy Calderoni reported 3 calls regarding the sale and legal matters he confirmed there are legal issues and any buyer should be certain the property is being represented properly. It was decided Paul McGill will contact the seller and listing regarding our concerns including the encroachment of the fence on 3rd Ave ROW

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