

District of Chapman Beach
PO Box 356
Westbrook, CT

November 30, 2025

Dear Chapman Beach Members,

We are writing with our final update before the December 6th special meeting regarding the petition submitted by Mike Zubretsky and signed by 28 members. This petition calls for a special members' meeting to vote on a proposed settlement, and a Cedar Crest representative be present and permitted to speak.

Our attorney has confirmed there will be no voting on those two items at this meeting.

It has come to our attention that some members have been told the Board is not communicating or negotiating with Cedar Crest. This is completely untrue, and the authors of the petition are fully aware of this. We understand how these statements can create confusion or doubt, but they do not reflect reality.

The Board has met with Cedar Crest on multiple occasions—twice in a 4-on-4 format, and again with attorneys present on November 25. We have previously offered a path forward that includes membership for Cedar Crest residents, with negotiated monetary compensation and full tax participation going forward with equal privileges and responsibilities.

Despite these efforts, we have repeatedly heard the same response: **“We will not combine.”** After 25 years of contributing nothing to Chapman Beach while representing to homebuyers that they have the same privileges our members pay for, Cedar Crest continues to reject integration, citing a lack of trust. This latest position—that a one-time payment of \$75,000 should grant full privileges, including the right to alter our jetties, while paying nothing thereafter—is not acceptable. Recording such an arrangement in their land records would ensure they never combine, leaving our members to carry the financial burden indefinitely while they contribute nothing. We have worked in good faith to address the Cedar Crest concerns.

We realize this situation is discouraging, but we remain hopeful that a fair resolution is still possible. Another meeting was discussed, but due to the upcoming holidays, a mutually agreeable date has not yet been set.

As we approach the December 6th meeting, **your involvement matters more than ever.** Please stay informed, attend the meeting if possible, and make your voice heard.

For updates and documents, please continue to visit www.chapmanbeach.org, and use the **“Contact Us”** feature with any questions.

Thank you for your ongoing support and engagement

Chapman Beach Board of Directors

WE NEED THE SUPPORT OF ALL MEMBERS AT THIS MEETING.