

District of Chapman Beach
Spring BOD Meeting Thursday July 16, 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

Motion to enter Executive Session to discuss legal matter by Pete Potter seconded by Damian Ranelli and passed unanimously.

Motion to exit Executive Session to discuss legal matter by Pete Potter seconded by Claudia Donovan and passed unanimously.

President's Report: Paul McGill reported no correspondence.

Clerk's Report: Motion to accept the Spring BOD meeting minutes from April 23, 2026 by Claudia Donovan and seconded by Pete Potter and passed unanimously.

Treasure's Report: Pete Potter reported as of 6/30/2026 ESB Checking balance of \$795.24, Ascend Bank balance of \$86,356.96 . Of the Ascend Bank account \$50,000 is in the Storm Fund, \$28,000 is in the Jetty fund. All funds total \$87,152.20 with interest earned to date of \$2,375.00. it was decided Pete will reduce funds in ESB to a minimum and keep as much in Ascend to benefit from higher yield. Motion to accept the treasurer's report was made by Andy Calderoni and seconded by George Zinzer and passed unanimously.

Major Projects Committee: Pete Potter reported he is working with the town to repair the masonry wall at the very end of Chapman Beach Road. Pete reported the COP for retention defined loosely as 'permitting after the fact' of the jetties B through E. The purpose of this is so we can conduct repairs under the General Maintenance permitting process. Discussion continued regarding doing the repairs only with volunteers Mike Zubrestki offered to pay for one day of labor to do this repair. Pete said he would consider Mike's offer.

Land Management Committee: Damian Ranelli reported T&G is proceeding with beach cleaning, hedge trimming, and mowing and all is going well. The port a potty is in and clean working to get the cleaning schedule adhered. There was a request to extend the contract to September and October. This will be considered. Pete asked that ROW responsibilities go to Damian Ranelli. All agreed.

Tax Collection: Andy Calderoni reported all taxes bill went out the first week of June. Batch #1 of taxes paid was deposited on 7/1/2026 of \$20,863.72. Batch #2 is in process and collected to date is \$10,258.14.

Recreation: Joanne Foss reported the event schedule will be the same as last year. Andy called attention to dangerous firing on fireworks on our property. A discussion of prohibiting fireworks on our property and it was decided we will table this for the next meeting. Janet Odonnel brought up contracting a guard service. She reported a large group suspected to be non-residents on our beach recently. Damian offered to assist Janet's effort. Andy also reported we have wine glasses, hats, shirts, sweatshirts and towels left over from last year along with this year's merchandise. Total profit to date of \$731.95 and \$630 in remaining merchandise.

Old Business:

Encroachments: Pete Potter reported he will schedule a separate meeting to discuss encroachments. Mike Zubrestski requested the list of encroachment be reposted on the website.

New Business:

Bookkeeper replacement: Pete reported Joe Sator has been secured as our new bookkeeper. Joe has extensive experience in finance and will be a great asset.

Electrical easement for 59 Chapman Beach Ave: The new owner needs us to sign a resolution to allow Ever Souse to come onto our property (CB ave) to service this property. No excavation is expected. Damian Ranelli made a motion for us to approve this easement seconded by Joanne Fosse and passed unanimously.

Motion to Adjourn made by Andy Calderoni and seconded by Pete Potter and passed unnanamously.