

Minutes for the August 23, 2023, Gerald Park Association Board of Directors Meeting Held via Zoom

The meeting was called to order at 6:03pm. A quorum was established. Board of Directors members present were Lisa Catanese, Pam Cropley, Eric Miller, Teri Norman, Raymond Perugini, John Petrovits, Syd Seale, and Dave Sutherland. Absent was Kevin Ryan. Also present was Laura Young, tax collector.

Audience of Members: Raymond Perugini said the recent Smores Night was a success. He also asked if Teri Norman was planning to do any additional Drum Circles. Teri said she would have them on upcoming Wednesday evenings.

Minutes: Minutes from the July 10, 2023 Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Raymond Perugini.

President's Report: Eric Miller said the swim ropes will be removed and stored for the winter shortly after Labor Day. Swimming is still permitted at our beach without the ropes, but this will avoid volunteers having to get into the water when it's much colder.

Tax Collector's Report: Laura Young reported a tax collection rate of 82.4%. She said there are 30 newly delinquent accounts, but many people do pay after getting the September reminders, which she is mailing soon. A total of \$24,600 has already been collected.

Treasurer's Report: Dave Sutherland shared a treasurer's report showing about \$10,488 has been spent from our total budget of \$28,300. We also have a total of \$17,400 in capital improvement funds.

COMMITTEE REPORTS:

Avery Shores Turnover: Covered under old business.

Beach & Beautification: No report.

Member Involvement Committee: Another full moon kayaking is planned for August 31.

Environmental: Laura Young gave a report on the town's effort to control the goose population at Coventry Lake. She said the town has received a \$90,000 grant and is using the funds to do put in a fountain, lighting, bushes, etc., at Patriots Park, but has decided not to humanely destroy the geese or their eggs. She said lakefront property owners are concerned that driving them away from Patriots Park will result in even more geese on private property around the lake. She also mentioned that property owners can apply for a permit to remove the geese. She shared this information to keep the Gerald Park Association apprised of the situation, since we do have problems with geese at our park and beach.

Fuel Oil Cooperative: Finished for the season.

Website: Lisa Catanese asked if we had a bank card that can be used for our website, since she currently uses her private credit card. Dave Sutherland said we do have one, and Lisa will contact Dave to get the number.

Welcome to GPA: No report.

Bylaws subcommittee: On hold.

GPA taxes subcommittee: On hold.

OLD BUSINESS:

Avery Shores turnover to-do list: An extensive discussion was held about the actions needed to turn Avery Shores over to the town: tree removal, parking at the east end of the road, and easements.

- The town is requiring almost 20 trees to be cut down. The cost to do this, with tax, is close to \$11,000. The GPA has a tree service lined up, but the work is not yet scheduled. In addition, the town is requesting two GPA homeowners to take down a tree each on their property. They will be receiving a letter in the mail regarding this.
- Eric Miller met with the property owners on the east end of the road. He explained that they can no longer pull straight in to park, but rather must use parallel parking to stay within a line that the town has painted on the road. Another option is for the two property owners to build up an area adjacent to the street, and the town has offered to pave it at no cost when the road is paved so that they can continue to pull straight in. Eric said the property owners were understanding of the situation. There is no cost to the GPA for this.
- Regarding the three easements needed, the owners of two of the properties, Jean Reis and Sam & Teri Norman, have said they would sign them. However, Mary Ann Hansen has refused to sign her easement. Several board members have discussed the urgent need for this with her, as the town will not accept the road without the easements. Mary Ann said she will not sign because the map used by the town to plot the road is incorrect, even though it is the official map used when the sewers were put in. Board members pointed out to her that it's only about 3 feet of property in question, and that the town is requesting an easement, not taking it over. She still refused to sign.

One option is for the GPA to spend an estimated \$4,000 to have the property lines re-surveyed and have a new map drawn. Mary Ann would need to sign a letter of intent saying that if the GPA spends the money to do this, she would agree to accept the new survey and map. It is unknown if Mary Ann will sign this letter of intent. It should be noted that the GPA will have to spend \$4,000 to do this simply because this one individual will not sign easements when her other neighbors did so. Coupled with the tree removal, this expense will leave little money left in the capital improvements budget that the board was hoping could be used to improve the beach area, buy new picnic tables, and offset taxes going forward for the entire association.

Board members also pointed out that the paving of Avery Shores would cost about \$250,000-\$300,000. If this issue can't be resolved, a hefty assessment would have to be levied for the 150 GPA households to pay for this much-needed work. In addition, there would be future assessments when storm drains need to be maintained and other work. Turning over the road is essential to avoid this.

NEW BUSINESS:

Town request for emergency access at the GPA beach: The tragic drowning last month of an individual who had a medical emergency has led the town to ask associations to describe their beaches' lake access, so the town can decide if access is possible from multiple points. Our beach has a stone wall and it may not be possible for the town to use it if needed. Eric Miller will send a response to describe our beach as requested.

Agenda items for the September 21 Annual Meeting: Two items will be put on the postcards to go out: 1) Update on Avery Shores turnover, and 2) Election to fill three expiring seats on the Board of Directors.

NEXT BOARD OF DIRECTORS MEETING: The next Board of Directors meeting will be held on Monday, September 18, at 6pm via Zoom. The GPA Annual Meeting will be held on Thursday, September 21, at 6pm at the Coventry High School Lecture Hall.

The meeting was adjourned at 7:53pm.