

## **Minutes for the February 1, 2023, Gerald Park Association Board of Directors Meeting Held via Zoom**

The meeting was called to order at 6:04pm. A quorum was established. All nine Board of Directors members present: Lisa Catanese, Pam Cropley, Eric Miller, Teri Norman, Raymond Perugini, John Petrovits, Kevin Ryan, Syd Seale, and Dave Sutherland. Also present were GPA tax collector Laura Young and GPA members Jackie R, Bill and Christine T, Mary Ann H, Jim C, Marilyn B, and Scott G.

**Audience of Members:** There was a lengthy discussion on the request by the Roy family for a right of way to use part of Chase Avenue, which is mainly a paper road (meaning it is a road that exists on paper only), to access their driveway.

Jim C said because Chase Avenue is owned by the whole association, the request should be voted on by the all GPA members. Mary Ann H gave a history of road ownership within the GPA and said that since the Roy family was not asking for funds to improve the road, her opinion was that full member approval was not needed. Jackie R said her family was asking for permission to put down gravel at their own expense and was asking for a letter of no objection to allow them to use the road as a right of way.

Several board members questioned who would be liable if someone is hurt on the road. Bill T said the GPA would be liable whether or not this permission is granted, but the chances of someone getting hurt would be less if the road was improved by the Roys. Pam Cropley said currently, if a tree falls on the road, the GPA wouldn't have to pay to have it removed, but that would not be the case if it was part of a private driveway.

Eric Miller then closed this portion of the meeting and said it would be continued under new business.

**Minutes:** Minutes from the January 18, 2023, GPA Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Teri Norman.

**President's Report:** Eric Miller reminded everyone that it's time to reserve a spot on our kayak/ canoe/ paddleboard racks at the beach and noted that requests can be made via email to geraldparkcoventry@gmail.com in addition to U.S. mail to Canoe/Kayak/Paddleboard Coordinator, 57 Dooley Avenue, Coventry, CT 06238.

**Tax Collector's Report:** Laura Young reported no major change from the last meeting two weeks ago. She sent out reminder notices to delinquent taxpayers.

**Treasurer's Report:** Dave Sutherland said there was no change from last meeting.

### **COMMITTEE REPORTS:**

Because there were no changes to the reports from the January 18 meeting two weeks prior, the board decided to move on in the interest of time. The Paper Road Committee would be added to Committee Reports going forward.

### **OLD BUSINESS:**

**Request regarding Chase Avenue:** The Paper Roads Committee submitted a written report stating that they unanimously agreed that the GPA provide a letter of no objection to the Roys' request. The committee stated that the Roys agree to take care of and maintain the area with landscaping and improvements.

Teri Norman, the chair of the Paper Roads Committee, made a motion that the Board write this letter, then withdrew the motion after additional discussion. Eric Miller and several other Board members felt it was

important to have the full membership vote. John Petrovits made a motion to call a Special Meeting, seconded by Teri Norman. Jackie R said she would provide drawings and a summary of their proposal so GPA members can see what her family is requesting. Pam Cropley said if permission was granted, she believes it should be part of the deed for the property. The motion for the Special Meeting was passed unanimously. John Petrovits said he would book a room at a school where the meeting could be held, preferably on Feb. 22 or 23. Pam Cropley said she would obtain the postcards and send them out. She also suggested that we add a discussion of the attorney fees associated with the Avery Shores turnover, and Board members agreed. So those two items will be discussed at this Special Meeting.

**NEW BUSINESS:**

**Swim ropes and beach improvements:** The \$250 that was returned to the GPA from the fireworks that were canceled will be used to purchase new swim rope to replace the existing ropes, which are in disrepair. Repairs to the beach that were budgeted at \$1500 will be made around March. Dave Sutherland said a section of beach sand has been washed away by the town drain that collects runoff from Fitzgerald and Dooley. Eric Miller will call the town Public Works Department to ask that it be repaired, as has been done in the past.

**NEXT BOARD OF DIRECTORS MEETING:** The date of the next Board of Directors meeting will be decided after the Special Meeting.

The meeting was adjourned at 7:32pm.