

Minutes for the June 20, 2019

Gerald Park Association Annual Budget Meeting

Held at the Library Media Room at Capt. Nathan Hale Middle School, 1776 Main Street, Coventry, CT

John Petrovits called the meeting to order at 7:05pm. A quorum was established. All nine Board of Directors members were present: Harvey Barrett, Steve Belanger, Lisa Catanese, Jim Cropley, Sharon Morel, John Petrovits, Sharon Powers, Ray Shedrick, and Dave Sutherland. Approximately 24 community member were also present.

AUDIENCE OF MEMBERS: This was an open meeting.

MINUTES: Minutes from the September 20, 2018, Annual Meeting were approved with no amendments.

PRESIDENT'S REPORT: John Petrovits reported that:

- The new canoe/kayak rack and the existing rack are completely full; they were assigned on a first-come first-served basis, and although it's nice that they are full, regretfully several members were unable to get a space this year.
- The beach is eroding rapidly and needs to be addressed in the upcoming year's budget.

TAX COLLECTOR'S REPORT: Laura Young's reported that:

- The tax collection rate for our Association is nearly 97%.
- About \$3,400 in delinquent taxes is outstanding; liens have been placed on those properties.
- A member inquired about property owned by a church that is not exempt but had not been taxed in the past. Laura said the taxes on that property are only \$1.04, but she could send them a bill if she receives confirmation of their nonexempt status.

TREASURER'S REPORT: The GPA has \$8,123 in the checking account and \$18,655 in the Capital Improvements Fund. Finances were discussed in detail during the budget discussion.

COMMITTEE REPORTS:

Avery Shores Turnover: Attorney Walter Twachtman met with town officials to discuss road ownership and was optimistic about the progress. An area of concern for GPA members in the past was the provision for a 50-foot right-of-way easement for town-owned roads. As it turns out, the town already has this easement in place for Avery Shores; it was a perpetual easement signed years ago by former GPA Board officers at the time of the sewer installment.

Beach: Two new swim buoys were ordered using available funds from the current budget, since the ones in use now may not last the season.

Beautification: A Board member in the landscaping business developed a long-term plan to address the serious erosion issues at the beach. The plan will also minimize future maintenance. He said he would donate his equipment and would buy the materials at cost. We would need a good number of GPA members to volunteer their time to do the work, but it would not involve backbreaking labor. This plan was discussed during the budget discussion.

Environmental: Sharon Powers reported that the state has made grant money available to treat invasive species at lakes throughout Connecticut. Funds are being raised by an additional boat registration charge of \$5 for in-state residents and \$20 for out-of-state residents. Treatments at Coventry Lake are ongoing.

Fuel Oil Cooperative: Each year Harvey Barrett invites GPA members to go in on fuel deliveries in September and December, and he then can negotiate a much lower price per gallon. Anyone interested in participating should contact Harvey before Sept. 1. His contact information is on the GPA website.

Gerald Park Day: To be held noon to 4 pm on July 20; rain date is July 21. Members are asked to bring a side dish to share. The Association provides burgers, hot dogs and soda. Boat rides will be available.

Website: Important information about our Association, including meeting agendas and minutes, is available on our website, GeraldParkCoventry.com. Lisa Catanese maintains the site and will add a "Lost and Found" section as well. GPA members were also asked to provide email addresses so they can be kept informed about important Association news.

Welcome to GPA: GPA member Linda Comeau delivers welcome baskets to residents who are new to our Association. Two new residents commented that they appreciated receiving this welcome gift.

OLD BUSINESS:

Property turnover update: Of the property owners interested in obtaining the GPA-owned property along Avery Shores, eight of the deeds have been finalized and one more is pending. The town has questioned the validity of both the initial turnover and the current one, but attorneys retained by the GPA to draw up the deeds have said the turnover is valid.

In connection with the turnover, a discussion was held about the removal of a tree, or a portion of it, that had been identified as hazardous by the town at the time the property was owned by the GPA but was later discovered to be part of the property turned over to the adjacent homeowner. One estimate to take down the tree and remove the largest pieces came in at \$6,500. The Board will obtain other estimates and also will explore the possibility of taking down only the failing limbs. The homeowner said he would contribute 15% of the removal cost up to \$1,000 and would give permission for the GPA to contract for the work on his property. Funding for this was covered in detail during the budget discussion.

NEW BUSINESS:

2019/2020 Budget Discussion: A lengthy and productive discussion was held on the 2019/2020 budget proposed by the GPA Board of Directors. John Petrovits reviewed each line item and explained the rationale behind the proposed amounts. Among the items discussed by members were:

- Tabling the idea for purchasing a storage shed for the beach and revisiting the idea in the following year's budget, since there are more pressing matters that need funding sooner. Two members volunteered to store GPA-owned items at their homes, although other members voiced concerns about liability associated with this. There also was discussion about perhaps getting a community group to build a shed at a lower cost.
- Keeping the proposed \$2,000 in the budget for the beach improvement work.

- Retaining the proposed \$5,000 in the budget to cover the cost of the attorney representing the GPA in turning over the Avery Shores road to the town.

Harvey Barrett made a motion to use up to \$5,500 from the Capital Improvement Fund to cover the cost of the tree/limb removal, to minimize tax increases this year. The motion was seconded. Some members were concerned about using CIF money for this purpose because it might be needed for improvements to the Avery Shores road. The motion was approved by a vote of 19-3.

Scott Gallo made a motion to remove the \$2,500 for the storage shed and change the adder for the Capital Improvement Fund from \$1,000 to \$0 for this year, since it would involve adding money to a fund where money is going to be taken out anyway for the tree work. The motion was seconded. Some members were concerned that not funding the CIF would set a bad precedent going forward. Others said they thought separate votes should be taken regarding each of the two suggestions in the motion. The motion was approved by a vote of 18-4, meaning that a 2019/2020 in the amount of \$17,000 has been approved.

A copy of the approved 2019/2020 GPA budget is included with these minutes.

DATE FOR THE FALL MEETING: The GPA Annual Meeting, at which Board members will be chosen or reelected to fill seats expiring in 2019, will be held Thursday, Sept. 26, 2019, at the Library Media Room at Capt. Nathan Hale Middle School. All GPA members are urged to attend.

The next Board of Directors meeting will be held Thursday, July 11, 2019, at 7pm at the Library Media Room at Capt. Nathan Hale Middle School. All regular meetings are open to the public, and there is always opportunity for GPA members to speak.

John Petrovits was thanked for the countless hours of time he donates as president of the GPA Board.

The meeting was adjourned at 9:46pm.

**GERALD PARK ASSOCIATION
2019-2020 Approved Budget**

as of 6/25/2019

	Approved 2019-2020	Spent 2019-2020
INSURANCE AND TAXES		
Insurance (Liability, Directors, Bond)	\$3,000.00	\$0.00
BEACH AREA		
Storage Shed	\$0.00	\$0.00
Beach Repairs	\$2,000.00	
Beautification/Improvements	\$500.00	
Spring/Fall clean up	\$500.00	
Gerald Park Day	\$300.00	
Mowing/Garbage Removal	\$700.00	
Porta-John Rental	<u>\$700.00</u>	
Sub-Total	\$4,700.00	\$0.00
ADMINISTRATIVE		
Meeting Room Rentals	\$150.00	
Office Supplies	\$150.00	
Lien Fees	\$100.00	
Legal notices	\$350.00	
Postage / Copying / Scanning	\$700.00	
Tax Collector Fee / Expenses	\$1,500.00	
Welcome Committee	<u>\$100.00</u>	
Sub-Total	\$3,050.00	\$0.00
EMERGENCY FUNDS	\$1,000.00	
DONATIONS FIREWORKS	\$250.00	
CAPITAL IMPROVEMENT FUND ADDER	\$0.00	\$0.00
ROAD EXPENSES for Attorney	\$5,000.00	
ROAD EXPENSES for Tree Work up to \$5500 (From Capital Improvement Fund)		
GRAND TOTAL	<u>\$17,000.00</u>	<u>\$0.00</u>
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<u>CHECKING ACCOUNT (xxxxxxx0698)</u>		
Beginning Balance	\$8,124.02	
Plus Tax Income	\$0.00	from Batch Summary List
Less Expenses	<u>\$0.00</u>	from Total Spent (above)
Checking Account Balance	\$8,124.02	
<u>SPECIAL ACCOUNTS</u>		
<u>Capital Improvement Fund (xxxxxxx8322)</u>		
Beginning Balance	\$18,655.09	
Plus Budgeted Adder	\$0.00	
Up to \$5500 for Tree Work	<u>\$0.00</u>	
Total Capital Improvement Fund	\$18,655.09	