

Minutes for the September 28, 2021 Gerald Park Association Board of Directors Meeting

Held via Zoom

The meeting was called to order at 7:02pm. A quorum was established. Board of Directors members present were Linda Blakesley, Lisa Catanese, Pam Cropley, Eric Miller, Raymond Perugini, John Petrovits, Kevin Ryan, and Dave Sutherland. Absent was Steve Belanger. Also present were Kelley Sutherland and Laura Young.

Audience of Members:

- Laura Young asked if a letter was sent to the GPA member whose home is under construction, to ask them to repair street damage caused by the large trucks, as per the discussion at the July 15 board meeting. Linda Blakesley said she was under the mistaken impression that someone would instead be speaking personally to the homeowners, so she did not send the letter. The board informed Laura that the letter will be sent promptly. In addition, Raymond Perugini said the town is working with a property owner across the street, where runoff from his property is also impacting the road.
- Kelley Sutherland expressed her dismay over the conduct of several board members at the September 22 meeting that was supposed to be the Annual Meeting. Dave Sutherland said he was very dismayed and embarrassed by board members' behavior and suggested some type of code of ethics for board members should be developed. Both Kelley and Dave suggested that those involved should apologize and move on as neighbors and as volunteers working on behalf of the association.
- Pam Cropley said that the Annual Meeting had to be postponed because the postcards were not sent out by the GPA president, Linda Blakesley, as per the bylaws. She said not fulfilling duties such as this is cause for the removal of a board officer, and made a motion to remove Linda as president. However, Linda said this issue should be discussed in an executive session, and discussion of the motion ended. An executive session was called at the conclusion of the meeting.

Minutes: Minutes from the August 11, 2021, GPA Board of Directors meeting were approved with no changes.

President's Report: Linda Blakesley stated the new date for the Annual Meeting is Wednesday, Oct. 6, rain date Oct. 7.

Tax Collector's Report: Laura Young reported that the current collection rate is 94.22%. Reminders have gone out to property owners with delinquent accounts.

Treasurer's Report: Dave Sutherland presented a report that showed \$8,679 of the \$20,775 budget has been spent. Several line items are unexpectedly higher than planned, such as the portable toilet rental and the cost of insurance, while spending in other areas looks like it will be below budget.

COMMITTEE REPORTS:

Avery Shores Turnover: John Petrovits said the GPA attorney, Walter Twachtman, will be present at the Annual Meeting on Oct. 6 to discuss the town's proposal regarding Avery Shores and to bring members up to date on the latest activity. John reminded board members that at the GPA Budget Meeting on June 20, 2019, GPA members voted in favor of including \$5,000 in the budget to cover the cost of the attorney representing the association in turning over Avery Shores to the town; therefore, hiring the attorney is not an action that the board took unilaterally.

Beach & Beautification: Kelly Sutherland reported that the new bench for the beach has arrived, and volunteers are needed to pour the cement and install it. This will be done at the fall beach cleanup day, which the board set for Saturday, Nov. 20, at 9:30am (rain date Nov. 21). In addition, erosion from rainwater runoff is still a problem; Eric Miller and Raymond Perugini will snake out a drain that could be contributing to the issue.

Member Involvement Committee: The COVID pandemic affected many of the planned events, but the hope is that more events can be arranged for next summer.

Environmental: The lake received the final hydrilla treatment of the season on Sept. 28. Eric Miller attended the virtual “state of the lake” forum and reported that hydrilla is almost gone except for one small area, but that cyanobacteria is present. However, it’s not at a level where it would be dangerous to people or pets, but it’s being monitored.

Fuel Oil Cooperative: Laura Young will ask Harvey Barrett if he is interested in doing this again for the winter season.

Website: Lisa Catanese had nothing to report.

Welcome to GPA: Lisa Lowell has resigned from this position but stated that there is a possibility she could return.

Bylaws subcommittee: On hold.

GPA taxes subcommittee: On hold.

OLD BUSINESS:

Building of new kayak rack: Board members agreed to build the rack at beach cleanup day on Nov. 20.

Storage shed: Raymond Perugini investigated Rubbermaid sheds but said they are not as sturdy as we need and could be easily broken into. The current amount set aside in the GPA budget for a shed is \$2,000. The board agreed to wait one more year in the hopes of getting funding for another \$1,000, which would be enough for a more adequate shed.

Letter from town regarding available road funds: On hold.

NEW BUSINESS:

Discussion regarding rescheduled Annual Meeting: Board members in July had agreed that two items would be on the agenda for this annual meeting: the election of the three board members, and an update on the Avery Shores turnover. Unfortunately, the postcards that Linda Blakesley sent with the new Oct. 6 date only included the election as the agenda item. However, the road turnover could be discussed under Committee Reports.

Signs at the park: A number of board and GPA members were upset over a sign brought to the Sept. 28 meeting (the one postponed) by Linda Blakesley regarding suicide awareness. There was discussion over whether our beach rules should be revised to state that no signs unrelated to the GPA should be displayed. However, to avoid having to do an expensive mailing of the revised rules, the board decided on an agreement among board members not to display signs regarding non-GPA issues. If the issue persists, the board would then explore changing the beach rules.

Insurance premium increase: Linda Blakesley received a letter from our insurance company stating a routine audit revealed that we had coverage for 80 homes when there are actually 124 in the GPA. As a result, the company requested an additional payment of around \$1,300. Laura Young stated that her records show there actually are 111 homes. Because the additional premium is due immediately, board members asked Dave Sutherland to pay it to avoid having our policy cancelled. Linda Blakesley said she would follow up with the insurance company to see if that additional amount could be reduced, in light of our having fewer households than what their audit found. If they agree to a lesser amount, they would refund our overpayment.

NEXT MEETING: The next meeting will be the GPA Annual Meeting, to be held Wednesday, Oct. 6, at 5:30pm at the park (rain date Thursday, Oct. 7).

The board voted to go into executive session to discuss the issue regarding the broken bylaws. The executive session began at 8:52pm and ended at 9:02pm. The board voted 7-1 to remove Linda Blakesley as president, and to have vice president Eric Miller serve as acting president until new officers are chosen at the Annual Meeting on Oct. 6.

The meeting was adjourned at 9:09pm.