

Minutes for the September 24, 2020, Gerald Park Association Annual Meeting

Due to COVID-19 concerns, this meeting was held outdoors at the Gerald Park Beach on Avery Shores

The meeting was called to order at 6:01pm. A quorum was established. Board of Directors members present were Linda Blakesley, Lisa Catanese, Pam Cropley, Sharon Morel, Raymond Perugini, John Petrovits, and Dave Sutherland. Absent Board of Directors members were Harvey Barrett and Steve Belanger.

Audience of Members: Approximately 20 GPA members were also present.

- A member relayed comments from Harvey Barrett suggesting that a flat tax rate be imposed for GPA members rather than basing taxes on the grand list. He said shoreline residents, who typically have the highest property assessments, pay for a disproportionate amount of the total GPA budget and almost never use the beach. In response to this and other issues, a suggestion was made to consider revising the bylaws (see below).
- Another resident suggested that the GPA consider adding some flowering shrubs along the borders of the park and beach. This is something to consider in the spring in conjunction with the final beach beautification work.

A motion was made to discuss new business first, so that voting could take place while it was still light outside. The motion was seconded and passed unanimously.

NEW BUSINESS:

- **Airbnb concerns.** Some residents have expressed concerns about an Airbnb within the GPA. There was an instance of the Airbnb guests inviting others to the beach, making it very crowded and breaking some of the park rules. The Airbnb owner, George Siriotis, was present and explained what steps he has taken:
 - Going forward, renters will be told that only those staying at the Airbnb (up to four people at a time) can use the beach.
 - All renters will be given a copy of beach and Association rules.
 - He is carrying a supplemental insurance policy to cover his guests at the beach.
 - No parties are allowed at his Airbnb.

Overall, most members present at the meeting seemed satisfied with these steps and thanked George for being responsive. One nearby neighbor expressed his disappointment that Airbnbs are allowed within the GPA and said many guests have been noisy and disruptive; another expressed concern that other Airbnbs could start up in the future within the GPA and cause similar issues.

Two steps were decided:

- Going forward, we may wish to consider paying someone to sit at the beach during the summer to check off names as a way to ensure that only residents and guests are using the beach as per the GPA bylaws. The cost could be as high as \$3,000. The full membership would have to decide whether to fund this at the June 2021 budget meeting.
- A committee was formed to review the GPA bylaws and beach rules. They were tasked with considering a wide range of items such as the Airbnb issue, GPA taxation, and requirements that might be out of date and no longer serving our Association. Those volunteering to serve on the Bylaw Revision Committee were Scott Gallo, George Siriotis, Linda Blakesley, Kelly Sutherland, Eric Miller, Kevin Ryan, and Brian Thibodeau.

- **Election of members to the Board of Directors.** Our Board is composed of nine GPA members who volunteer to serve three-year terms. Each year, three terms expire and need to be filled. This year, the terms of John Petrovits, Sharon Morel, and Lisa Catanese expired. In addition, due to health reasons, Harvey Barrett decided to step down and have someone else fill the remaining one year of his term. John Petrovits and Lisa Catanese were renominated; Sharon Morel declined another term. Also nominated were GPA members Eric Miller, Steve Green, and Kevin Ryan. A vote was held to fill the four open seats and the top vote-getters were Eric Miller, Lisa Catanese, John Petrovits, and Kevin Ryan.

OLD BUSINESS:

Road work on the east end of Avery Shores: Fuller Paving will be repairing the asphalt this autumn.

COMMITTEE REPORTS:

- **Welcome to GPA:** GPA member Linda Comeau was acknowledged for her work in delivering Welcome Baskets to new residents.
- **Website:** Lisa Catanese gave a summary of the features on our website, GeraldParkCoventry.com. Adding a calendar of events is a goal for future upgrades to the site.
- **Gerald Park Day:** Unfortunately, due to COVID-19, Gerald Park Day was canceled this year.
- **Fuel Oil Cooperative:** Harvey Barrett negotiates a group rate with a local oil company for participants to get a delivery at the same time. In the past, discounts have ranged around 20 to 25 cents per gallon. GPA members interested in participating should contact Harvey.
- **Environmental:** Sharon Powers reported that the lake hydrilla treatments are working; we are down to just one colony and the treatments are having an impact on milfoil as well.
- **Beach & Beautification:** Jim Cropley will finish the beach work this fall, including taking steps to stop erosion from rain runoff and creating a walkway from the road to the park.
- **Avery Shores turnover:** A discussion with the town have been paused due to COVID.
- **Member Involvement Committee:** Possible neighborhood events include another evening kayak, another movie night at the beach, a photo contest, and maybe a community tag sale and/or plant swap in the spring. Members are advised to check our website and Facebook page to stay up to date.
- **Treasurer's Report:** Dave Sutherland said the current checkbook balance remains close to \$10,000, so we should be able to pay our bills despite the low collection rate we've experienced this year.
- **Tax Collector's Report:** Laura Young reported that the GPA has an 84.52% tax collection rate so far this year. The budget is based on an expected 90% collection rate so this is low, but it is likely due to members' ability to defer their payment until October 31 in consideration of financial issues related to COVID.

PRESIDENT'S REPORT: John Petrovits stated that future GPA meetings would likely have to be conducted remotely due to the expected cold weather, possibly via Zoom so they could still be open to the public.

MINUTES: Minutes from the June 24, 2020, Budget Meeting were approved with no changes.

DATE FOR THE 2021 BUDGET MEETING: The date for this meeting will be Wednesday, June 23, 2021.

ADJOURNMENT: The meeting was adjourned at 7:09pm.

At the conclusion of the meeting, the Board of Directors met to nominate officers. The following positions were confirmed unanimously: Linda Blakesley, President; Eric Miller, Vice President; Dave Sutherland, Treasurer; and Lisa Catanese, Secretary.

The next Board of Directors meeting will be Thursday, October 22, 2020, remotely via Zoom. Details on how to join will be posted on our website.