

**Minutes for the February 19, 2025,
Gerald Park Association Board of Directors Meeting
Held via Zoom**

The meeting was called to order at 6:04pm. A quorum was established. Board of Directors members present were Lisa Catanese, Lisa Lowell, Eric Miller, Teri Norman, Raymond Perugini, Darby Pollansky, Kevin Ryan, and Dave Sutherland. Absent was Pam Cropley.

Audience of Members: None.

Minutes: Minutes from the December 17, 2024, Board of Directors meeting were presented. Motion to approve by Eric Miller, seconded by Teri Norman, unanimously approved.

President's Report: Eric Miller stated that the turnover of Avery Shores to the Town of Coventry is complete. He expressed sincere thanks to the many individuals who worked over the past decades to make the road turnover a reality.

Tax Collector's Report: Laura Young presented a report indicating about an 89% tax collection rate. Laura was not present at the meeting, but she said at the last meeting that she would send out letters to delinquent homeowners in February or March stating that a lien will be placed on their property until back taxes are paid. Total amount that is currently delinquent, including fees, is about \$17,000. There are 12 newly delinquent accounts and 10 habitually delinquent.

Treasurer's Report: Lisa Lowell submitted a report indicating that the GPA checking account currently has a balance of \$36,855 and the capital improvement account is just under \$12,000. Still to be paid this budget year are the port-a-potty at the beach (which is there from Memorial Day to Labor Day), final attorney fees, the balance owed to the GPA tax collector, the paving of Chase Avenue so Mary Ann Hansen could use it as her driveway, and miscellaneous smaller costs.

COMMITTEE REPORTS: Eric Miller said another fuel oil delivery via the cooperative managed by Ben Emanuele should be made in the next 7 to 10 days. Regarding Welcome to GPA, Board members mentioned that a house recently sold in the neighborhood, and Lisa Lowell said she would make up a basket for them. Otherwise, there were no new committee reports.

OLD BUSINESS:

Avery Shores turnover final update: As discussed, the turnover documentation has been officially filed in the public record.

NEW BUSINESS: None.

The next Board of Directors meeting will be held on Wednesday, April 16, at 6pm via Zoom.

The meeting was adjourned at 6:38pm.

Minutes submitted by Lisa Catanese, Board Secretary