

**Minutes for the April 16, 2025,  
Gerald Park Association Board of Directors Meeting  
Held via Zoom**

The meeting was called to order at 6:05pm. A quorum was established. Board of Directors members present were Lisa Catanese, Pam Cropley, Eric Miller, Darby Pollansky, and Kevin Ryan. Lisa Lowell joined at 6:20pm. Also present was Laura Young, the GPA tax collector, and GPA member Mary Ann Hansen.

**Audience of Members:** Mary Ann Hansen questioned whether the deed to turn over Avery Shores to the Town of Coventry was correct. Eric Miller said he would investigate.

**Minutes:** Minutes from the February 19, 2025, Board of Directors meeting were presented. Motion to approve by Eric Miller, seconded by Kevin Ryan, unanimously approved.

**President's Report:** Eric Miller stated that swim ropes likely would go up during the spring cleanup, and that there is a new way to reserve spaces online on the beach racks for kayaks/canoes/paddleboards (see Website report below).

**Tax Collector's Report:** Laura Young presented a report indicating a 90% tax collection rate, which is what was budgeted for in the 2024-25 budget. Laura sent out intent-to-lien notices on March 31 to the 21 newly or habitually delinquent property owners, stating that taxes must be paid by the end of April or liens will be placed, and she received two payments. She spent \$230 worth of certified mail for correspondence regarding delinquent taxes. Darby Pollansky suggested that abutting property owners be approached with an offer to buy a delinquent property if the property is foreclosed. At the request of Board members, Laura Young said she would send a complete list of delinquent property owners and the amount due to the GPA.

**Treasurer's Report:** Lisa Lowell submitted a report stating that the GPA checking account total to date is about \$35,500, and the Capital Improvement Fund is just under \$12,000. Board members noted that a number of expenses – such as the port-o-potty at the beach, Chase Avenue paving, and insurance costs – have yet to be paid from the current budget.

**COMMITTEE REPORTS:**

Fuel oil cooperative: Eric Miller said the fuel oil cooperative is done for the year and thanked Ben Emanuele for coordinating it.

Website: Lisa Catanese reported that links have been added the homepage of GeraldParkCoventry.com with links to photos of the beach racks and a sign-up sheet that GPA resident could use to reserve the space or two of their choice. Board members noted that rack space is available only to GPA members who are up to date on paying their taxes. Lisa Catanese said she would send out an email blast about the racks, and she thanked Lisa Lowell for putting the sheets together for the website.

There were no other committee reports.

**OLD BUSINESS:**

**Mary Ann Hansen easement agreement:** The Board will proceed with obtaining new quotes for paving Chase Avenue. Eric Miller pointed out that new gravel had been spread on a large part of Chase Avenue not scheduled

for pavement. Mary Ann Hansen said she put down the gravel. Eric said that because this is GPA property, gravel should not have been placed there. He will look further into the issue.

**NEW BUSINESS:**

**Date for the budget meeting and plan for the 2025-26 budget:** The spring budget meeting will be held on Tuesday, May 27, at 6pm at the Coventry High School Lecture Hall. Board members worked with Lisa Lowell to create a proposed budget. The spreadsheet will be finalized and presented to all members at the meeting. On the agenda for the meeting will be the budget vote and the future of “paper roads” in our Association.

**Beach cleanup date:** The cleanup is set for Saturday, May 17, 2025, at 9:30am, with a rain date on Sunday. As always, GPA members are asked to help out that morning.

The meeting was adjourned at 7:51pm.

Minutes submitted by Lisa Catanese, Board Secretary