

# **Minutes for the December 17, 2024, 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, Lisa Lowell, Eric Miller, Teri Norman, Raymond Perugini, Kevin Ryan, and Dave Sutherland. Darby Pollansky attempted to join by phone but was unsuccessful. Also present was Laura Young, GPA tax collector

**Audience of Members:** Teri Norman expressed thanks to all who helped with the beach cleanup this fall.

**Minutes:** Minutes from the October 29, 2024, Board of Directors meeting were presented. Motion to approve by Eric Miller, seconded by Raymond Perugini, unanimously approved.

**President's Report:** Eric Miller wished everyone happy holidays and a happy new year.

**Tax Collector's Report:** Laura Young presented a report indicating about an 88% tax collection rate. The Board discussed how to proceed with collecting taxes from delinquent GPA members. Laura sent the initial tax bill in July and a reminder in September. In February or March, she will send out letters indicating that a lien will be placed on their property until back taxes are paid. Total amount that is currently delinquent is just under \$17,000. There are 13 newly delinquent accounts and 11 habitually delinquent. Laura also said she needs 1099 from Earth Dynamics, Distinctive Tree Services, and the GPA attorney so she can send out the appropriate tax forms.

**Treasurer's Report:** Lisa Lowell submitted a report that indicated spending is within what was planned in the budget. The tree work came in a little under budget, and the east end repairs were a little over budget.

**COMMITTEE REPORTS:** Eric Miller said the first fuel oil delivery via the cooperative managed by Ben Emanuele was done at the end of November. Pam Cropley suggested that the Board consider a similar cooperative for propane. Since there were no other committee reports, Eric Miller moved that the Board skip to Old Business. Seconded by Raymond Perugini, approved unanimously.

### **OLD BUSINESS:**

**Avery Shores turnover update:** Eric Miller reported that he has signed the turnover deed and sent it to the town. The Town Attorney has reviewed and accepted it. The town also accepted the tree work and the east end work. The last step in turning the road over is to have the residents who purchased the Reis property earlier this year to sign a new easement, since the one signed by Jean Reis did not transfer over from the sale. The new residents indicated they would sign and they have the easement in hand, but their signatures need to be notarized. Laura Young knows them and agreed to follow up to ask if this can happen before the end of the year. Notaries are available at both the Bolton and Coventry Town Hall, as well as at local banks. The GPA would cover any costs associated with the notarizing.

**NEW BUSINESS:** None.

**The next Board of Directors meeting** will be held on Wednesday, February 19, at 6pm via Zoom.

The meeting was adjourned at 6:57pm.

Minutes submitted by Lisa Catanese, Board Secretary