

Minutes for the March 11, 2026, GPA Board of Director Meeting

Minutes recorded by board secretary Lisa Catanese

The meeting was called to order at 6:00pm. A quorum was established. Board of Directors members present were Lisa Catanese, Jim Cropley, Lisa Lowell, Eric Miller, Bill Piotroski, and Darby Pollansky. Raymond Perugini joined the meeting at 6:30pm. Absent were Kevin Ryan and Dave Sutherland.

Audience of Members: None.

Minutes: Minutes from the March 1, 2026, Board meeting were approved. Motion by Eric Miller, second by Jim Cropley, unanimously approved.

Lisa Catanese then made a motion to jump to New Business. Second by Lisa Lowell, unanimously approved.

NEW BUSINESS:

- **Consideration of Board of Directors eligibility for an individual not listed on the deed of a property within the Gerald Park Association:** The Board discussed how the GPA bylaws refer to “property owner of record.” Bill Piotroski made a motion at 6:15pm to move to executive session regarding this issue. Second by Lisa Lowell, unanimously approved.

Executive session from 6:15 to 6:31. No vote was taken. At 6:31, Eric Miller made a motion to close the executive session. Seconded by Lisa Catanese, unanimously approved.

Eric Miller then made a motion that reads as follows: “After discussion, the Board concluded that the definition of “property owner of record” is based on Section 12 of the 1951 articles of incorporation for the Gerald Park Association.” Lisa Catanese seconded the motion, unanimously approved with 1 abstention.

- **Possibility of a new sign for the GPA beach and park:** Board members noted that the existing sign is quite old. The plastic cover is becoming opaque, and the sign is starting to lean. Jim Cropley said he would obtain a quote from a carpenter to replace it.

President’s Report: No report.

Tax Collector’s Report: Laura Young submitted a report showing a nearly 97% collection rate for GPA taxes. Newly delinquent taxes and fees now amount to just \$284. Habitually delinquent taxes and fees amount to \$5,839.

Treasurer’s Report: Lisa Lowell shared a report showing projected spending is very close to budget. With nearly \$15,400 in the Capital Improvement Fund, she looked into moving those funds to a high-yield saving account, but it would involve switching banks and the interest rate would still be fairly low. She suggested staying with our existing bank for now, and Board members agreed.

Committee Reports:

- **Beach/Beautification:** No report.
- **Member Involvement:** No report.
- **Environmental:** No report.

- **Fuel Oil Cooperative:** Eric Miller said that Ben Emanuele, who is coordinating this effort, has had trouble getting residents to participate and is putting this on hold for now.
- **Paper Roads:** Darby Pollansky looked into some options for the GPA to no longer own these paper roads. She said the Town of Coventry is not interested in taking over the property because they do not lead to any town-owned land. Joshua's Trust also is not interested in such small parcels. The land can't be turned over to abutting property owners unless all of them agreed to this. She said that at least for now, the property ownership will have to remain with the GPA.
- **Website:** No report.
- **Welcome to GPA:** No report.

OLD BUSINESS:

- **Establishing a committee to revise the beach and park rules and GPA taxation:** The Board decided not to pursue this at this time.
- **Addressing an error on the Town's Grand List from October 2024:** The error shows that the Town of Coventry owns the GPA beach and park, when in fact it is the Association that owns it. Laura Young and Eric Miller have repeatedly reached out to the Town to have this error corrected, but the Tax Assessor position with the Town is vacant and the person who is there temporarily cannot correct it. Eric Miller said he would continue to reach out. Bill Piotroski suggested that we keep all correspondence related to this effort in order to prove GPA ownership.

NEXT BOARD OF DIRECTORS MEETING: To be held on Wednesday, May 6, 2026, at 6pm via Zoom. The Board also discussed a tentative date of June 3 for the Annual Budget meeting, provided that the meeting room at the high school is available.

The meeting was adjourned at 7:25pm.