

Minutes for the September 30, 2024, Gerald Park Association Annual Meeting Held at Coventry High School

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, Teri Norman, Darby Pollansky, Kevin Ryan, and Dave Sutherland. Absent were Raymond Perugini and Syd Seale. Also present was GPA tax collector Laura Young and approximately 27 GPA members.

Audience of Members: GPA member Mary Ann Hansen said that her research shows that the GPA is exempt from paying sales tax. She said she had discussions with our state representative and that the GPA needs to file an online form. This hasn't been an issue in the past because the GPA spends very little on taxable purchase, but this year is different because of the high spending for the tree work and the paving of Chase Avenue so she could use it as her driveway. Pam Cropley and Eric Miller have spent many hours trying to confirm this, but they could not get anyone at the state level to send us confirmation in writing. Pam said it seems correct but it's a big financial risk, since if we don't pay the sales tax and it's later determined that we should have, we would have to pay the tax plus interest plus a \$5,000 penalty, and the state can go back as far as seven years. Jerry Dallas said until we can get it in writing that the GPA is exempt, he is not in favor of taking the risk. Sharon Morel said it is concerning that we can't get this in writing. Scott Gallo said we could be opening a can of worms. Eric Miller said he would put this item on the agenda for the next Board meeting.

Minutes: Minutes from the June 24, 2024, Budget Meeting presented. Motion to accept by Eric Miller, seconded by Teri Norman, vote was 17-0 in favor of acceptance.

President's Report: Eric Miller said to be cautious of a large bobcat in the neighborhood. He also reported that swim ropes are out for the season, although swimming is still permitted at our beach.

Tax Collector's Report: Laura Young submitted a report showing a tax collection rate of 86.77%, with 17 newly delinquent accounts and 11 habitually delinquent, for a total of \$17,972 in uncollected fees. She sent September reminders to residents who have not yet paid their taxes and stated in it that foreclosure actions on their properties can begin if the taxes plus interest are not paid.

Treasurer's Report: Dave Sutherland submitted a report showing our spending is on track. The checking account has a balance of over \$64,000, but that amount will decrease considerably after the construction and tree work is paid, as well as the attorney representing the GPA in the road turnover issue.

COMMITTEE REPORTS: Eric Miller suggested skipping this portion of the meeting, since there was nothing new to report. Teri Norman seconded the motion; vote was 17-0 in favor of skipping.

OLD BUSINESS:

Avery Shores turnover update: Eric Miller said our former attorney has retired and a new attorney has assumed our case. He said the agreement between the GPA and the Town regarding the Avery Shores turnover has been filed with the court, and the Town Planning and Zoning Committee unanimously recommended moving forward with turning over the road. He and Pam Cropley will be meeting with Coventry town officials on Wednesday, October 3. The goal is to finalize plans for the construction work and tree removal on the road that the GPA will do as per our court agreement. Jerry Dallas asked that Eric and Pam follow up their meeting with an email to the town as a recap, so we have a written record of what was discussed. Jim Cropley said that at the Planning and Zoning meeting where the turnover was supported, the Town Attorney said that the current Town Manager, the former Town Manager, the Town Engineer, and the Public Highway Director all were in favor of the agreement.

Eric Miller said that even though there have been delays, the tree removal company has said they would honor the quote they provided to the GPA back in May.

NEW BUSINESS:

Rescinding a motion made on April 20, 2023: GPA member Tamara Sendewicz said there was an error in the minutes from the April 20, 2023 Special GPA Meeting regarding a motion she had made. She requested at a recent Board meeting that her motion be rescinded, since the minutes had not yet been approved. Eric Miller made a motion to rescind, seconded by Darby Pollansky, motion carried 17-0. Eric Miller then made a motion to approve the minutes of the April 20, 2024 Special Meeting, seconded by Darby Pollansky, approved 19-0.

Vote on three seats on Board of Directors: Nominations were made for the three seats up for election on the GPA Board of Directors – those of Dave Sutherland, Kevin Ryan, and Syd Seale. Syd Seal had said he would decline running again. Dave Sutherland and Kevin Ryan were nominated to run again by Eric Miller. Lisa Lowell was nominated by Lisa Catanese. Tamara Sendewicz was nominated by Kelly Sutherland. A vote was taken by ballot. The results were Dave Sutherland, 22 votes; Kevin Ryan, 20 votes; Lisa Lowell, 20 votes; and Tamara Sendewicz, 6 votes. Therefore, the three seats will be filled by Dave Sutherland, Kevin Ryan, and Lisa Lowell.

The meeting was adjourned at 7:09 pm. After the meeting, the new Board met to choose officers for the year and to set a date for the next Board meeting. The Board officers elected were Eric Miller, president; Raymond Perugini, vice president; Lisa Lowell, treasurer; and Lisa Catanese, secretary.

The next Board of Directors meeting will be held on Tuesday, October 29, 2024, at 6pm via Zoom.

Minutes taken and submitted by Lisa Catanese, Board Secretary