

Minutes for the January 17, 2019

Gerald Park Association Board of Directors Meeting

Held at the Library Media Room at Capt. Nathan Hale Middle School, 1776 Main Street, Coventry, CT

John Petrovits called the meeting to order at 7:20 pm. A quorum was established. Board of Directors members present were Harvey Barrett, Steve Belanger, Lisa Catanese, Jim Cropley, John Petrovits.

Audience of Members: Association members Anthony Skut, working on the beach erosion issue; Mary Ann Hansen, a member of the Avery Shores turnover committee; and Sharon McDermott were present.

Anthony Skut suggested adding railroad ties and stone to help stop the beach erosion, which would be less than \$400 for materials. Another option is aqua blocks; Jim Cropley will look into pricing. When the weather breaks, GPA will send out a notice to ask for a work party for a couple of hours to do the work.

Comments from Mary Ann Hansen and Sharon McDermott regarding the Avery Shores turnover are included under Committee Reports below.

Minutes: Minutes from the October 18, 2018, Board meeting were approved with no amendments.

President's Report: None

Tax Collector's Report: GPA has a 93.5% tax collection rate. One small piece of property is owned by a church that is not tax exempt; taxes are less than a dollar but should still be included.

Treasurer's Report:

- \$150 from the emergency fund was spent to treat an icing issue on an Association road.
- We will look for a higher-interest-yielding product for our capital improvement funds.

COMMITTEE REPORTS:

Avery Shores Turnover:

- Mary Ann Hansen read notes from the town's Steering Committee meeting in November discussing issues related to the road turnover.
- Harvey Barrett said in the past, private roads had been turned over to the town without the stipulations being discussed in the case of Avery Shores.
- Sharon McDermott said she and several others met with a Glastonbury attorney who has experience in this area. She said he reviewed our case and has some recommendations, including an offer to represent GPA at a future Town Council meeting.
- Jim Cropley made a motion to invite this attorney to our next Board of Directors meeting and offer him a consultation fee of no more than \$500 to be taken from the road expenses line item in our budget. Harvey Barrett seconded the motion and it was passed unanimously.

Welcome to GPA: One new family has moved to our area.

No other committee reports were made.

OLD BUSINESS:

- Insurance update: John Petrovits is waiting for a reimbursement check due to us from our insurance company due to their bookkeeping issue.
- Property turnover update: GPA received a letter from the attorney handling the property turnover that stated the cost to the interested parties would be \$300 for legal fees and the recording charges. There were several questions about the next steps that John Petrovits will ask about.

NEW BUSINESS:

- Matching fund letter from the town: GPA has a balance of \$305 from the town in matching funds for roadwork. We will submit the bill from the recent tree removal as justification for receiving these funds.
- Hazardous tree inquiry: A Lakewood Road resident is concerned about a potentially hazardous tree bordering their property that may be on GPA-owned land. John Petrovits will send an email to Board members inviting them to look at the tree and to locate the pin that should serve as a property-line marker.

The meeting was adjourned at 8:32 pm. The next Board of Directors meeting will be either Thursday, February 21, or Thursday, February 28, at 7pm at the Library Media Room at Capt. Nathan Hale Middle School; sufficient advance notice of the chosen date will be provided.