

Minutes for the Nov. 29, 2023, Gerald Park Association Board of Directors Meeting Held via Zoom

The meeting was called to order at 6:04pm. A quorum was established. Board of Directors members present were Lisa Catanese, Pam Cropley, Eric Miller, Raymond Perugini, Darby Pollansky, Kevin Ryan, and Dave Sutherland. Teri Norman joined at 6:45. Absent was Syd Seale. Also present were GPA residents Kim C, Barbara W, Sam N, and Jim C.

Audience of Members: None.

Minutes: Minutes from the October 11, 2023, Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Raymond Perugini.

President's Report: Eric Miller thanked the GPA members who participated in the recent beach cleanup.

Tax Collector's Report: Laura Young submitted a report showing that the tax collection rate is around 90%. There are 18 newly delinquent accounts and 7 habitually delinquent accounts.

Treasurer's Report: Dave Sutherland submitted a report showing that the GPA has spent \$16,857 of the \$28,375 budgeted for 2023-24. The Capital Improvements budget is at \$13,900.

COMMITTEE REPORTS:

Avery Shores Turnover: Covered under old business.

Beach & Beautification: The erosion problem is still a concern, caused by one of the town's drains. Eric Miller said he would contact the town about this issue.

Member Involvement Committee: No report.

Environmental: No report.

Fuel Oil Cooperative: Eric Miller reminded everyone about this group oil purchase. Anyone interested in joining should send an email to geraldparkcoventry@gmail.com.

Website: No report.

Welcome to GPA: No report.

Bylaws subcommittee: On hold.

GPA taxes subcommittee: On hold.

OLD BUSINESS:

Avery Shores turnover update: Eric Miller said there are only two items left in order to proceed with the town taking over the road. One is the fact that Mary Ann Hansen and the town have agreed to the language in her easement and she has signed it, but she will not file it with the town unless the GPA agrees to pave Chase Avenue, a paper road, up to a house that she owns so she could use it as her driveway. GPA Board members view this request as extortion, and the GPA attorney concurred. The GPA cannot and will not spend tax dollars

collected from association members to benefit one single resident. The town attorney and the GPA attorney are meeting in the near future to discuss this issue.

The second issue involves parking at the east end of Avery Shores, affecting properties owned by Barbara W and Kim C. According to the GPA attorney, their property deeds do not specify that they must be allowed to park perpendicular into the roadway, as they do now. The town views this as a safety issue and has said it will not accept the road unless their cars are completely out of the roadway. This can be done in one of three ways: (1) they start parking parallel, which would reduce the available spaces for cars from 6 to 3; (2) widening the road across the street; or (3) extending the parking onto Barbara's lot. Widening the road would cost an estimated \$16,000, since it would involve adding about 100 feet of drain pipe and removing many trees. Barbara said she didn't have a reliable price on extending the parking on her lot, but it would result in lot coverage that exceeds the town requirements. However, it seems like it would not exceed the coverage limits by very much.

Sam N said he was the past chair of the road committee decades ago. He recalls that the town approved the widening of the road at the east end so that residents could parallel (not perpendicular) park.

Darby Pollansky said that while she sympathizes with Barbara and Kim, the fact is that even though they have been parking perpendicular for many years, they have been parking illegally because their cars extend into the roadway. She and other Board members said that the Board's responsibility is to all homeowners in the association, and we cannot spend money to benefit just some. Other homeowners on Avery Shores have paid out of pocket to put parking on their property over the years. Board members also pointed out that if the road doesn't get turned over, the GPA would have to spend around \$500,000, possibly more, to repave and maintain it. It would involve levying special assessments of thousands of dollars per homeowner, and many who live here would not be able to afford to pay that.

Darby suggested that Barbara pursue an exemption to the zoning laws, considering her lot coverage would not be very much over the limit. She said Barbara has a good hardship case for this request, since the town has said that having cars parked in the roadway is a safety hazard. Board members agreed that the GPA could provide a letter of support for her request. Barbara said she would speak with town officials to put this exemption request into motion.

NEW BUSINESS:

None.

Date for next Board of Directors meeting: The next GPA Board of Directors meeting will be held Wednesday, January 17, 2023, at 6pm via Zoom.

The meeting was adjourned at 8:08pm.