

**Minutes for the March 7, 2023, Gerald Park Association Special Meeting
Held at the Library Media Center at Nathan Hale School**

The meeting was called to order at 6:07pm. A quorum was established, and members signed in and received a vote card. Board of Directors members present: Pam Crolepy, Eric Miller, Teri Norman, Raymond Perugini, John Petrovits, Kevin Ryan, Syd Seale, and Dave Sutherland. Also present were members Jackie and Eric R, Bill and Christine T, Mary Ann H, Jim C, Marilyn B, and Scott G, Sharon P, Tamara S, Donna MJ, Jerald D, Mark Y, Charlotte A, Steve P and Ben E.

Audience of Members:

Mary H, speaking in support of the Roy family to use Chase Ave, read from the bylaws regarding the use of association property and betterment of said property claiming there were not only legal reasons but moral reasons as to why the association should allow a driveway to be installed permanently on Chase Avenue, which is a paper road (meaning it is a road that exists on paper only). Donna MJ stated that 6 coyotes were seen in the neighborhood and to keep an eye on your pets. John P made a motion to go directly to the New Business section of the meeting as the topics on the agenda would prove to take some time to discuss, Scott G seconded the motion and the vote to proceed was unanimous.

NEW BUSINESS:

Eric and Jackie R, along with Bill and Christine T, shared their proposal to use Chase Avenue as a driveway to permanently access their property. They stated that the engineer they have been working with is only able to move forward with the stamp of approval if they are to use this right of way to access their property, since this is the only way that their property will create 0% runoff of rain water.

A map/blueprint of the proposed extension to the existing apron on Chase Avenue was also shared (and is copied below). There was a lengthy discussion on the request by the Roy family on what liabilities the association would have and how to proceed. Scott G had questions regarding the total number of rain gardens going on the property, and why the driveway could not be moved to another location on the property. The Roy family stated the reason for this is because of the amount of runoff it would create, and with the current drainage in place on Avery Shores it would prove to be a very costly project for both the Association and the Roy Family.

The membership brought up the option of just turning over the property to the family so they could just build their driveway, however other members who own property further up the paper road had concerns about how this would affect their properties. Jerry D was curious if the town had already approved the use of rain gardens as drainage on the property, and it was reported that the town has not approved the blueprints at this time. Scott G made a motion to allow the Paper Roads Committee and the Roy family to complete two tasks:

1. Draft a letter of no objection for the Town.

2. Determine a way to proceed with a legal deed document to assure legal and financial liability of the paper road use by the property owners does not fall on the Gerald Park Association.

A second meeting to review and vote on both tasks will be scheduled.

The motion was seconded by Tamara S, and the floor was opened to discussion. Pam C mentioned that it was not the association's responsibility to pay for the attorney fees to draft up a quick claim deed for the use of the property as a driveway. There was another lengthy discussion regarding the financial and legal liabilities of the proposal, and a point of order request was made by the Chair to move forward with the vote on the motion.

There was a discussion about tabling the motion for a second regular or special meeting according to the bylaws; however, it was determined that this would not be necessary. The motion was passed unanimously, with 17 Yes votes and 0 No votes, with one individual member asking that it be noted they chose to abstain from voting.

Immediately following the vote there was a proposed second motion from Bill T asking permission from the membership to put gravel on Chase Avenue per the blueprint he shared. There was discussion on if there was able to be a motion as the association just finished voting on a motion that was directly related to the new motion.

The motion was eventually seconded and voted on. The result was 2 Yes votes and 15 No votes. The motion was not passed.

The meeting then moved onto the next topic of discussion regarding the current status of the Avery Shores road turnover and a discussion of our current and future balance with our association attorney. John P gave a detailed overview of the status of our current legal pursuit of turning Avery Shore road over to the town. It was stated that as of today, the association currently owes our attorney \$2.4k, and will likely owe more before the annual budget meeting. The good news is that the negotiations with the town are moving forward and there are only a small amount of line items remaining for negotiation with the town.

Another lengthy discussion was had with a number of questions asking what the next steps were, and what would happen if the town responded back with requests for the association. These were all discussed, and it was noted that the board would hope to have more information regarding this at the budget meeting. A discussion regarding where to get the monies from to pay the attorneys outstanding balances ensued, and a suggestion was made to use money from the associations capital improvement fund. The membership and board agreed that this would be a viable option, and the chair made a motion to move \$3,500 from the capital improvement fund to the attorney fees line item on the budget, to cover the current balance of the attorney fees and give the association the ability to stay current until a discussion could be had at the next budget meeting.

The motion was seconded by Tamara S, and a vote was held. The motion was passed unanimously with a 17-0 vote.

President's Report: Eric Miller would like to remind all members that we are taking applications for kayak rack spaces for the upcoming season. We need these requests no later than May 1. Rack spaces will be delegated on a first come, first served basis. You may email your requests to geraldparkcoventry@gmail.com or send via U.S. mail to Canoe/Kayak/Paddleboard Coordinator, 57 Dooley Avenue, Coventry, CT 06238.

Next Special Meeting Date: A date was not determined at this time, as the Paper Road committee would need time to complete the tasks from the approved motion.

The meeting was adjourned at 8:54pm.

