

Minutes for the June 6, 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 7:03pm. A quorum was established. Board of Directors members present were Steve Belanger, Lisa Catanese, Jim Cropley, Sharon Morel, John Petrovits, and Ray Shedrick. Dave Sutherland arrived at 8:00pm.

Audience of Members: Community member present was Mary Ann Hansen.

Minutes: Minutes from the May 9, 2019, Board meeting were approved with no amendments.

President's Report: None other than budget considerations, addressed under Old Business.

Tax Collector's Report: Laura Young's report stated that \$9,535.16 has been collected in taxes and fees, which represents an impressive collection rate of nearly 97%.

Treasurer's Report: No significant changes.

COMMITTEE REPORTS:

Avery Shores Turnover: Attorney Walter Twachtman will meet with the Town Manager, Town Attorney, and possibly others to discuss road ownership.

Beach and Beautification: A large amount of work is needed at the beach; addressed in budget discussions under Old Business.

Environmental and Fuel Oil Cooperative: No changes.

Gerald Park Day: To be held noon to 4 pm on July 20; rain date is July 21.

Website: A suggestion was made to add a "Lost and Found" section to the website; Lisa Catanese will create this. A notice about the existence of the website will also go into the tax bills as another way to spread the word about the site as a way to keep GPA members informed.

Welcome to GPA: No new residents.

OLD BUSINESS:

Property turnover update: Of the property owners interested in obtaining the GPA-owned property along Avery Shores, all but one of the deeds has been finalized.

Hazardous tree issue at east end of Avery Shores: The estimate from Shamrock to remove two trees is \$10,500. This was covered in more detail in budget discussions.

2019-2020 final budget discussion: The annual budget meeting is Thursday, June 20, at 7pm at the Library Media Room at Capt. Nathan Hale Middle School. John Petrovits presented a written summary of upcoming expenses that can no longer be put off. They are:

- Swim rope buoys must be replaced; they are over 15 years old and may not even make it through this season. Cost is \$500 from amazon.com with free shipping. Funds are available in the current budget to cover the \$500 cost, so board members voted unanimously to authorize John to order them.
- Two failing trees at the east end of Avery Shores must come down. The town sent a notice to the GPA regarding this hazard. The property on which the trees are located had been turned over to the adjacent owner, although the GPA still possesses a right-of-way. John will ask the attorney who prepared the turnover deeds about where responsibility for the cost may lie. If the GPA must pay the entire cost, the estimate for this is \$10,500 and needs to be included in the 2019-20 budget.
- The beach needs serious work. Ties placed to separate the grass from the beach have sunk, and the beach is eroding during rainfall when water washes over the ties, causing culverts in the sand and eventually will create runoff into the lake, for which the GPA could be fined by the town. Jim Cropley, a professional landscaper, drew up a permanent solution for improving the beach, for a cost of \$2,000. This, too, needs to be included in the 2019-20 budget.
- The GPA needs a storage shed for swim ropes, buoys, trash cans, etc., which have either been stored outside and damaged by the elements, or stored in members' property, which we should not rely on. The estimate for a shed and the stone base that is required is \$2,500.
- Funds related to the Avery Shores turnover may be needed, to pay the attorney for our representation. More will be known after the June 11 meeting referenced above, but a likely estimate is \$4,000.

The Board agreed that while maintaining the current taxes or reducing them has been requested at budget meetings, this is no longer a sustainable goal. We cannot continue to ignore needed improvements simply to keep taxes from increasing, and we ultimately will pay the price with added costs associated with delaying repairs.

Due to these challenges, strong attendance is needed at the upcoming June 20 budget meeting. Jim Cropley offered to print up signs at his own expense to put at the tops of the roads leading to the Association encouraging members to attend. John Petrovits will refine the summary of expenses and will send to Lisa Catanese to put on the website to inform members of the budget situation.

NEW BUSINESS: None

The next Board of Directors meeting will be July 11, 2019, at 7pm at the Library Media Room at Capt. Nathan Hale Middle School.

The meeting was adjourned at 8:42pm.