

Minutes for the May 1, 2024, Gerald Park Association Board of Directors Meeting Held via Zoom

The meeting was called to order at 6:09pm. A quorum was established. Board of Directors members present were present: Lisa Catanese, Pam Cropley, Eric Miller, Raymond Perugini, Syd Seale, and Dave Sutherland. Also present was Laura Young, the GPA tax collector.

Audience of Members: A GPA member suggested that we look into a potential neighborhood watch, in light of recent attempted car thefts. Lisa Catanese said she would contact the town police department to ask about this.

Minutes: Minutes from the February 29, 2024, Special Meeting were approved unanimously. Motion by Eric Miller, second by Raymond Perugini.

President's Report: Eric Miller said we need to set a date for the spring cleanup. Board members agreed that the cleanup will be Saturday, May 18, from 10am to 1pm, with a rain date of Sunday, May 19.

Tax Collector's Report: Laura Young submitted a report showing a tax collection rate just over 95%, which is in line with what had been planned for in the budget. She said liens for delinquent property owners would go out in mid-May. Pam Cropley said an attorney told her that that we might consider sending a letter stating that proceedings to take over a property would be started if the taxes aren't paid. The attorney told Pam that this is usually enough to get the delinquent payments. Since we will be facing one more year of higher-than-normal tax bills within the Association, Lisa Catanese suggested sending a letter along with the bills this year explaining this.

Treasurer's Report: Dave Sutherland submitted a report showing we are on budget for the year. He said we owe the attorney payments for April and May.

COMMITTEE REPORTS: Eric Miller suggested skipping this portion of the meeting, since there was nothing new to report, and Board members unanimously agreed. Raymond Perugini said some full moon kayaking nights are being planned and suggested that we set a date for the GPA picnic. Board members agreed that the picnic will be held on Saturday, July 20, with a rain date of Sunday, July 21.

OLD BUSINESS:

Avery Shores turnover update: Our attorney wrote a contract and sent it to the town attorney, and we are awaiting his feedback. Eric Miller said that according to the court, the town has 60 days to respond, starting March 27, so we should hear back by the end of this month. After the wording of the contract is finalized, a deed has to be written and signed off on by the town Planning and Zoning Commission and the Town Council.

NEW BUSINESS:

Requested regarding Airbnbs: Lisa Catanese said the GPA received an email asking if we had any restrictions on Airbnbs within the Association. Board members said that we need to ensure that Airbnb owners know the rules for our beach and park, and have them posted where their renters could see them. Lisa said she also would make sure the rules are posted on the bulletin board at the beach.

Date for budget meetings: The GPA Annual Budget Meeting will be held on Wednesday, June 5, at 6pm at Coventry High School. Pam Cropley will buy the 127 postcards. In addition to the budget discussion, Lisa Catanese suggested that we also print on the cards that we will give an update on the road turnover.

The next Board of Directors meeting will be on Wednesday, May 22, 2024, at 6pm via Zoom to plan the budget.

The meeting was adjourned at 7:18pm.