

Minutes for the January 18, 2023, Gerald Park Association Board of Directors Meeting Held via Zoom

The meeting was called to order at 6:03pm. A quorum was established. Board of Directors members present were Lisa Catanese, Pam Cropley, Eric Miller, John Petrovits, Kevin Ryan, and Dave Sutherland. Syd Seale joined at 6:30. Also present was Laura Young, the GPA tax collector, and GPA member Jackie R.

Audience of Members: None.

Minutes: Minutes from the October 26, 2022, GPA Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Dave Sutherland.

President's Report: Eric Miller reported that it's time to reserve a spot on our kayak/ canoe/ paddleboard racks at the beach. Lisa Catanese said she would post this on the website. She also suggested that GPA residents can make their requests via email in addition to U.S. mail, and Board members agreed.

Tax Collector's Report: Laura Young reported 92.73% collection rate, up from 91.77% reported at the last Board meeting. Due to the unusual circumstances, she said she would send a reminder letter to the delinquent households on Feb. 1, then the usual intent to lien letter on April 1 and the placement of the lien on May 1, in accordance with our bylaws.

Treasurer's Report: Dave Sutherland said spending is on track, with small savings in certain areas. If further legal fees result from the road turnover issue, a special meeting may need to be called because the Board does not have the authority to move funds around on its own.

COMMITTEE REPORTS:

Avery Shores Turnover: A pretrial hearing was held today. John Petrovits was out of town, so Lisa Catanese and Teri Norman attended. Lisa reported that:

- The town needs to determine if the Filip survey, done after the sewers were in, is acceptable to the town to show the boundaries of the road.
- The town will pay for a title search for the road, to be done within 30 days.
- The issue of two storm drains on private property needs to be resolved. Our attorney said that any easement held by the Association could be transferred to the town.
- The case has been continued for 4 months, but the attorney hopes these issues will be resolved sooner than that. The goal remains for the town to completely take over the road.

Beach & Beautification: No report.

Member Involvement Committee: The committee will meet again in April to plan new warm weather events.

Environmental: The mild algae bloom that appeared in certain areas was expected and is not a cause for serious concern.

Fuel Oil Cooperative: Thank you to Ben Emanuele, who coordinates this program. The last delivery was made about a week ago, and the price he negotiated was under \$4 a gallon.

Website: No report.

Welcome to GPA: No report.

Bylaws subcommittee: On hold.

GPA taxes subcommittee: On hold.

OLD BUSINESS:

Request regarding Chase Avenue: Jackie R. asked the Board for a right of way to use a portion of Chase Avenue as the driveway for the house they are building on Avery Shores. She said they would cover the cost of improving the road. Lisa Catanese said she asked our attorney about this, and he said it would have no impact on the pending turnover of Avery Shores. Board members said they need a few issues resolved:

- Can the Board grant this or does the full GPA membership need to vote on it, since it's property owned by the entire Association?
- A committee was formed last fall to look into the use of all of the paper roads in the GPA. Eric Miller said he would reach out to the committee to obtain their thoughts.
- Board members pointed out that no one on the Board is an attorney, so they were unsure of how to go about this, i.e., would a letter suffice, or does an attorney need to draw up a document. John Petrovits said he would ask our attorney about this.

Board members said they understand the need for a prompt answer. This issue will be addressed again at the next Board meeting and hopefully a simple resolution can be made.

NEW BUSINESS:

None.

NEXT BOARD OF DIRECTORS MEETING: The next Board of Directors meeting will be held on Wednesday, February 1, at 6pm via Zoom.

The meeting was adjourned at 7:32pm.