

## **Minutes for the March 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, Teri Norman, Raymond Perugini, John Petrovits, and Dave Sutherland. Absent were Kevin Ryan and Syd Seale. Also present were GPA members Jackie and Eric R, Mary Ann H, Jim C, Lisa L, Darby P, and Mark Y.

**Audience of Members:** Darby P made a statement regarding the request to allow the Roy/Thurston family to use the Chase Avenue paper road to access their driveway, and she also asked to join the Paper Road Committee. This topic was continued under Old Business.

**Minutes:** Minutes from the February 1, 2023, GPA Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Teri Norman.

**President's Report:** Eric Miller reminded everyone that the deadline to reserve a spot on our kayak/ canoe/ paddleboard racks at the beach is May 1 and noted that requests can be made via email to [geraldparkcoventry@gmail.com](mailto:geraldparkcoventry@gmail.com) in addition to U.S. mail to Canoe/Kayak/Paddleboard Coordinator, 57 Dooley Avenue, Coventry, CT 06238. He also stated that a date is needed for the spring beach cleanup.

**Tax Collector's Report:** Laura Young submitted a report stating that the tax collection rate is 94.82% and said that she would be mailing out intent-to-lien notices to delinquent taxpayers on April 1.

**Treasurer's Report:** Dave Sutherland presented a report showing that spending is on track. Per the vote taken at the March 7 Special Meeting, he moved \$3,500 from Capital Improvements to this year's regular budget to cover the attorney's costs for the Avery Shores turnover.

### **COMMITTEE REPORTS:**

**Avery Shores Turnover:** John Petrovits reported that the town has completed the title search for Avery Shores. The town questioned the properties turned over to adjacent landowners, but he said our attorney believes that it doesn't matter who owns the land, as long as the town reserves an easement to do work if needed.

**Beach & Beautification:** Beach cleanup day is Sunday, May 7, at 11am, with a rain date of Saturday, May 20. All GPA members are invited to pitch in to help. Because such a good job was done in the fall, there isn't much to clean up.

**Member Involvement Committee:** The committee will meet soon to plan Gerald Park Day and other enjoyable warm-weather events.

**Environmental:** Board members noted a buoy marking a large rock on the sandbar is missing. Historically the town and the state DEP have declined to mark hazards on the lake. The hope is that a resident is willing to put in a new marker.

**Fuel Oil Cooperative:** Concluded for the season. Thanks to Ben Emanuele for coordinating this.

**Website:** Lisa Catanese noted that the GPA's URL ([www.GeraldParkCoventry.com](http://www.GeraldParkCoventry.com)) is set to expire next month. She said she would like to renew it for at least several years. Dave Sutherland noted that there are funds budgeted to pay for that, and Lisa said she would renew it for five years.

**Welcome to GPA:** Lisa L said she has a couple of baskets to deliver to new GPA neighbors.

**Bylaws subcommittee:** On hold.

**GPA taxes subcommittee:** On hold.

**OLD BUSINESS:**

**Request regarding Chase Avenue:** Teri Norman, chair of the Paper Roads Committee, said the committee met on March 27 to discuss the issue of allowing private use of Chase Avenue, a paper road. Other members of the committee are Jim Cropley, Scott Gallo, Mary Ann Hanson, and Eric Roy. Darby P will be added to the committee per her request.

- Teri Norman reported that the Roy/Thurston family initially asked for an easement to use the road but said they would accept a quit claim deed to take over the property, in order for the process to move more quickly. In response to a concern brought up at the March 7 special meeting, the committee noted that there is \$2 million of liability coverage for that property. The committee's recommendation is to extend an offer to quit-claim portions of Chase Avenue to all homeowners whose property is adjacent to it, including the Roys/Thurstons.
- Jackie R stated that the request is being made because the pipes that run under Avery Shores to collect rainwater is too small for them to use to drain water from their property. Engineers including the town engineer said their only option is to use Chase Avenue. Jim C asked why this is an issue now. Jackie replied that developing the lot will increase the water runoff and the undersized pipe would not be able to handle the extra water.
- Mary Ann H asked if the Board could just give permission for the family to put gravel down so they can get started on their building project. Jim C said they could not do that without a quit-claim deed in place.
- Pam Cropley stated that if any property owner does not want to take the quit-claim deed, they would not be required to do so. Teri Norman noted that per our bylaws, a second special meeting would have to be held.
- A discussion ensued about the logistics of preparing and sending out the required postcards to inform GPA members about the second special meeting. Jim C said he would pick them up at the post office. Eric Miller will ask Laura Young for the labels. The Board decided the wording on the cards would be to hold a special meeting (1) for the paper roads committee to give an update on liability and insurance questions, and (2) to discuss and possibly vote on offering quit-claim deeds for Chase Avenue to abutting landowners.
- The Special Meeting will be held on Thursday, April 20, at 6pm at the Coventry High School Lecture Hall.

**Purchase of swim ropes for the 2023 swim season.** Funds are available in the budget to cover this cost. Eric Miller said he would order new ropes.

**NEW BUSINESS:**

**Begin planning for upcoming budget meeting:** The GPA set a date of May 31, 6pm, at the Coventry High School Lecture Hall, for the Annual Budget Meeting. They will put together a proposed budget at the next Board meeting.

**NEXT BOARD OF DIRECTORS MEETING:** The next Board of Directors meeting will be held on Tuesday, May 2, at 6pm via Zoom.

The meeting was adjourned at 7:40pm.