

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

The meeting was called to order at 6:06pm. A quorum was established. Board of Directors members present were Lisa Catanese, Eric Miller, Raymond Perugini, John Petrovits, Kevin Ryan, and Syd Seale. Absent were Pam Cropley, Teri Norman, and Dave Sutherland. Also present was Laura Young, tax collector, and GPA member Mary Ann Hansen.

Audience of Members: None.

Minutes: Minutes from the August 23, 2023 Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Raymond Perugini.

President's Report: Eric Miller said the swim ropes will be removed soon, possibly this Sunday. An individual has donated a spool from the power company to use for the ropes, which will be stored in the shed for winter.

Tax Collector's Report: Laura Young reported a tax collection rate of 87.63%. She said there are 22 newly delinquent accounts and had sent out reminders on Sept. 1. A total of \$26,165 has been collected, with \$7,340 still due from the delinquent accounts.

Treasurer's Report: Dave Sutherland was absent but had reported to Eric that finances were basically unchanged from the Aug. 23 Board meeting.

COMMITTEE REPORTS:

Avery Shores Turnover: Covered under old business.

Beach & Beautification: No report.

Member Involvement Committee: The last full moon kayaking is planned for Friday, Sept., 29.

Environmental: Eric Miller reported that the lake water is very clear. There are some areas of cyanobacteria toward the bottom of the lake, but that is not unusual.

Fuel Oil Cooperative: Eric Miller will ask Ben Emanuele if he is willing to coordinate this again this winter.

Website: No report.

Welcome to GPA: One last basket was sent out, to new neighbors on South Street.

Bylaws subcommittee: On hold.

GPA taxes subcommittee: On hold.

OLD BUSINESS:

Avery Shores turnover to-do list: An extensive discussion was held about the turnover of Avery Shores to the town. The town requested three things: tree removal, parking at the east end, and three easements where the road extends over private property. All have been planned for and settled except for one last item: easements.

- While the other two homeowners have signed their easements, Mary Ann Hansen has refused to sign. She said she will not sign because the map used by the town to plot the road is incorrect, even though it is the official map used when the sewers were put in. Board members pointed out to her that it's only about 3 feet of property in question, and that the town is requesting an easement, not taking it over. She still has refused to sign.

- The Board looked at spending about \$4,000 to have the property lines re-surveyed and a new map drawn, but the town said they will not accept a new map. One option is for the town to accept an easement Mary Ann signed for the GPA at the time the sewers were put in. If the town would allow this easement to be transferred to them, the issue might be resolved. There is no guarantee, however. The next court meeting between the town and the GPA attorneys will be on Sept. 27, when the GPA attorney will ask about this.
- If the town does not allow this transfer, the GPA will have few options. We could proceed with the Writ of Mandamus, which would force the town to take over the road. However, although our attorney has said this is likely to happen, there is no guarantee. It also would cost the GPA additional money to bring the case to trial, something both parties are hoping to avoid.
- Mary Ann Hansen did say at this meeting that she would sign the easement only if the Board agreed to pave Chase Avenue, a “paper road” (GPA property that appears only on paper), for \$6,800. Board members said that after the cost of the tree removal, there would not be enough funds to cover this, and moreover, it seems like an improper request, since the GPA is being asked to essentially “pay” for her easement when the other two property owners signed theirs with no stipulations or requests.
- The fact is that simply because this one individual will not sign an easement when her other neighbors did so, the GPA may have to spend thousands of dollars that the Board was hoping could be used to improve the beach area, buy new picnic tables, and offset taxes going forward for the entire association.
- Board members pointed out to Mary Ann that if the GPA must retain ownership of Avery Shores, the paving of the street would cost \$250,000-\$300,000 or more. A hefty assessment would need to be levied for the 150 GPA households to pay for this required work. In addition, there would be future assessments when the storm drains need to be maintained and for other work. Turning over the road is essential to avoid this.

NEW BUSINESS:

Requests from members regarding Avery Shores: Three letters were received with questions about the road turnover.

- Stephen Bellucci said the recent rains washed away gravel on his property at the east end of Avery Shores, and he wanted to speak with the board president or vice president since the repair plan involves storm drains on the road. Eric Miller said he would call him to discuss.
- Claudia Grosso asked if the existing pavement on Avery Shores was going to be removed before the street was repaved, or paved over it. Eric Miller said it’s unknown if the road can even be turned over to the town because of the easement issue, but he would reply to suggest she ask the town what their plans are if the road is indeed turned over.
- Mary Ann Hansen sent a letter with four options in lieu of her signing an easement: (1) having a new survey done, (2) narrowing the road, (3) her granting a temporary easement instead of a permanent one, and (4) changing the request from 3 feet to 1 foot. After discussions with the town, none of those options is a viable and acceptable alternative.

Upcoming election for Board of Directors at the annual meeting: The 3-year terms of Eric Miller, Lisa Catanese, and John Petrovits are expiring. Eric and Lisa said they had planned to step down but would run again in order to see the road turnover issue resolved. John, who has served faithfully for over a decade, is not seeking reelection.

Date for next Board of Directors meeting: To be established at the conclusion of the Annual Meeting on Thursday, September 21. Lisa Catanese will bring copies of the agenda, minutes to be approved, a sign-in sheet, voting cards, and pencils to this meeting.

The meeting was adjourned at 7:07pm.