

Minutes for the Sept. 27, 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, Raymond Perugini, Darby Pollansky, Syd Seale, and Dave Sutherland. Absent were Teri Norman and Kevin Ryan. Also present was Laura Young, tax collector.

Audience of Members: None.

Minutes: Minutes from the September 17, 2023, Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Raymond Perugini.

President's Report: Eric Miller said the swim rope removal had to be postponed a week because of bad weather. The ropes will be taken out this weekend.

Lisa Catanese then moved that the Board jump immediately to Old Business, since the rest of the reports are unchanged since the Board's last meeting 10 days ago. Motion seconded by Eric Miller, unanimously approved.

OLD BUSINESS:

Avery Shores turnover update: Eric Miller and Pam Cropley were at the courthouse today for the meeting between the GPA's attorney, Walter Twachtman, and town attorney Ken Slater. They reported the following:

- Ken Slater was happy to receive the tree removal quotes and seemed encouraged that the road turnover will happen in a month or two.
- The case was continued for four more months, but both attorneys were confident that an agreement would happen before then. After the agreement is finalized, it would have to go to Planning and Zoning and then to the Town Council for final approval.
- Ken Slater said the town is willing to negotiate the easement issue with Mary Ann Hansen. He will draw up a new easement document for her and will also draw up the documents to finalize the road turnover.
- Lisa Catanese said the GPA must make certain that ownership of the drainage system is included in the road turnover documents.
- At issue is parking at the east end of Avery Shores. One of the two property owners affected said extending the pull-in parking into her property would reduce her lot coverage to an unacceptable level according to the town. The town engineer provided a drawing showing how the road could be widened across from the parking spots and a drain put in to accommodate this.
- Darby Pollansky pointed out that it should be the homeowners, not the GPA, who pay for this work if that's what they want to do. She said it would benefit only two homes, not the whole association, so it would be inappropriate for the GPA to fund this. Other Board members agreed, pointing out that other homeowners along Avery Shores paid to build parking on their lots, so it would be unfair for the GPA to pay for this.
- Pam Cropley pointed out that while the deeds for the two houses state that parking on Avery Shores must be provided, the deeds do not specify the type of parking – pull-in or parallel – or the number of spaces. She said there is room for parallel parking along the street for several cars. If the large house next door is willing to give up their adjacent on-road parking space, that would allow for up to four cars to park parallel. Eric Miller said he would talk with that homeowner to ask if he's willing.
- Board members will meet with the Town Engineer next week at the east end of the street to discuss the parking issue further.

- Eric Miller said he sent letters to the two homeowners whom the town is requiring to take down trees on their property.
- By handling negotiations such as the above, Board members—especially Eric Miller and Pam Cropley—saved the GPA thousands of dollars in fees that otherwise would have to be paid to the GPA attorney to handle. In addition, turning the road over will save the GPA an estimated \$400,000 in road repairs. The funds paid to the attorney to date, while considerable, represent a fraction of that cost.

NEW BUSINESS:

Bellucci property request: Steve Bellucci asked if he could tie drainage on his property to the existing drains, to ease flooding issues that were affecting him and his neighbors. Because of the road turnover issue, Board members said unfortunately they could not grant this request, but that as soon as the turnover happens, he should make that request of the town. Eric Miller spoke with him and said he understands the issue.

Date for next Board of Directors meeting: The next GPA Board of Directors meeting will be held Wednesday, October 11, 2023, at 6pm via Zoom.

The meeting was adjourned at 7:11pm.