

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

April 21, 2022

CALL TO ORDER:

Ms. Rubini called the meeting to order at 8:07 pm. All rose for the Pledge of Allegiance.

ATTENDANCE:

Ms. Battreall took attendance: Present: Ms. Olimpieri, Mr. Andrews, Ms. Mytych, Mr. McGuinness, Mr. Duffy, Ms. DiDomenico. Mr. Waltzer, Ms. Myers, Ms. Rubini, Mr. Janecek, Ms. Broderick, Mr. LaRocca. Absent: Ms. Salerno.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the March minutes. Ms. Broderick seconded. All in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. James Collins would like a fence to be installed around the entire playground area for the safety of the children. The Board will discuss.

COMMUNICATIONS NOT INCLUDED IN REPORTS None

COMMITTEE REPORTS

CHAIRPERSON: JULIANN SALERNO - NR

VICE-CHAIRPERSON: NR

VICE-PRESIDENT: NR

SECRETARY/ OFFICE: TOM DUFFY

The Office has been very involved in helping with Buildings and Grounds. Thank you to Board members who have picked up many of the necessary day to day B&G items that need to be addressed. The roadside pickup is going well. The cleaning of the Pavilion is going well. The locks in the Pavilion have been changed. The office is in contact with the company from whom we purchased playground equipment. I have requested that a different installer come out to address an issue with one of the playground pieces. This is an on-going issue which should be resolved very soon.

The office will be sending out a mailing to residents. This will include what residents need to do if they are replacing grinder pumps and their responsibilities. It will also include information from Bradley Schwartz from Starr Ridge Manor. This refers to the elevated level of Peach Lake. This committee is looking for more volunteers to work on this issue. In addition, a flyer for naming opportunities will also be included.

The Blood Drive in Honor of Hank Myers will be held tomorrow in the Pavilion from 12 noon until 6 pm. If you are able, please donate Blood.

Name plates for donated items (benches, merry-go-round) have been ordered. There is more interest in residents wanting to donate in honor or memory of loved ones.

Office hours are 7:30 – 3:30. Bank closes at 4 and need to make deposits. Personal appointments sometimes change the times. Often, I am here by 7 am, as that is when I get a lot of work completed. Items at nights and on weekends, i.e., e-mail, phones and texts are always dealt with. I ask that residents check with me first re: notarizing prior to them coming down.

TREASURER: ELLEN MYTYCH

Ms., Mytych reported that the budget looks good at this time. Income at 50%.

BUILDINGS AND GROUNDS: HUGH ANDREWS

1. B&G has met a third roofing contractor for estimate.
1. B&G has met with Arrow Blacktopping in getting pricing for Monument Loop, right side of 6 car garage and repaving of basketball court.
1. B&G had Salem Landscaping take down the 2 trees at the entrance of Monument Loop.
1. B&G is looking into deciding to install boat docks which will be done by May 15.
1. B&G will be installing Security cameras/signs at Pavilion dumpster and Morton Circle.
1. B&G is looking into getting the potholes and curbs repaired.
1. B&G has had all the entrances and flower beds weeded and mulched which are now ready for the flower committee (?) to plant.
1. B&G has arranged to keep the tradition of brush pick up by having our landscapers Salem pick up brush every Friday from 12 noon to 5. With this said, shareholders must adhere to the Rules and Regulations which clearly states that if a shareholder has a landscaper taking care of their property that landscaper is responsible for removing any clippings or brush or debris they gather. These items will not be picked up by Salem. B&G believes a Robo call should go out notifying shareholders of the Rule.
1. Brush left for the Friday pick up should be piled neatly or bagged neatly on the shareholders property.... no brush or bags should be left on the street for pick up. This should also be announced on a Robo call.
1. John Costello is presently repairing the Pavilion entrance support posts.

PAVILION: CINDY BATTREALL

Joan Myers made all motions and Jason LaRocca seconded.

Motion to approve rental by Michael Early of 6 Hickory Lane for April 30, large room.

Motion to approve rental of small room to Julie Salerno for Bowling Dinner on May 5.

Motion to approve application from Trish Leo for memorial luncheon on May 14th – Large room.

Motion to approve rental to Anthony Spennichia for large room, graduation party on June 4.

REAL ESTATE: TOM DUFFY

Mr. Duffy made a motion to approve application from Joanna and Jamie DiMauro at 2 Bass Lane to add an entry porch to North side of house and a porch roof over the existing deck on west side of house. Ms. Myers seconded. All in favor. Motion approved.

SUNSHINE: SUE ENOS

We received a thank you note from Marie Duffy and Family.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Ms. Olimpieri made a motion to approve Jen and Jonathan McCarthy application for rental of 79 Vail's Lake Shore Drive from Mike Walsh for May – Labor Day. Mr. McGuinness seconded. All in favor.

PLEC: JACK WALTZER

PLEC presently has \$5000 and is trying to raise more money to clean out the Brook at the North End so the water will flow and hopefully the level will go down. Mr. Waltzer stated that he told PLEC that Vails will not be assessing each house \$10 to raise more funds. Mr. Janecek stated that Vails Grove should not be responsible for the cost of this. Mr., LaRocca stated that people know when they are purchasing a house on or close to lake, there is a possibility that there will be flooding as they are in flood zone. He does not think Vails should be financially responsible for this remediation. Bradley Schwartz from Starr Ridge Manor estimates that cleaning out 1300 feet would take approximately 4 days.

PLAYGROUND: SARAH BRODERICK

Thank you again for everyone who contributed to transforming the playground. The new space is a wonderful addition to the community and being enjoyed by all. The new mulch was installed just in time for the annual Easter egg hunt. There are some finishing touches still to do, including the installations of two new benches.

Look forward to celebrations and dedications to thank all those generously donated to the playground and those who donated benches and playground equipment.

NEW BUSINESS:

Ms. Olimpieri reported that Google Map has some of the homes in the Grove numbered wrong. She said she has been working on re-numbering all the houses on Google Map to correct this. There was also a suggestion that a sign be placed at the bottom of Vails Lake Shore Drive where there are "No Outlets," or at the top of Maple Lane and Hilltop Lane.

Meeting adjourned at 8:55 pm.