

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

April 20, 2023

CALL TO ORDER:

Ms. Salerno called the meeting to order at 8:15 and asked all to stand for the Pledge of Allegiance.

ATTENDANCE:

Present: Mr. Andrews, Ms. Broderick, Mr. Duffy, Mr. Early, Mr. Janecek, Mr. LaRocca, Mr. McGuinness, Ms. Myers, Ms. Mytych, Ms. Rubini, Ms. Salerno, and Mr. Vincent. Absent: Ms. Olimpieri.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes from the March 16, 2023, meeting. Mr. Andrews seconded. Ms. Mytych, Mr. McGuinness, and Ms. Olimpieri abstained. All others in favor. Motion approved.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Mr. Kruzykowski asked if the Grove would be supplying a shredder truck this year. Ms. Battreall stated that when we paid for one, the turnout of residents was not enough to guarantee the cost. The office will investigate prices this year and inform.

COMMITTEE REPORTS

CHAIRPERSON: JULIANN SALERNO

There have been many changes happening in the Grove, many of them are slight, some are huge. The transformation of the inside of the pavilion is truly remarkable. Every person that I have spoken to cannot believe how wonderful everything is and how different things look, for the better of course. There is still work to be done, but with the onset of the nicer weather, some of those things are temporarily on hold. Fear not, I have been assured that the completed transformation will be done before the summer. As many of you can see the docks are in. Many thanks to Hugh and his "Dock Crew" who were able to get the docks done. There seems to be a need for more dock space as more and more people feel the need to enjoy our beautiful lake from the water. We will investigate where more dock space can be made so that no one is unable to get their boat into the water and safely stored.

There seems to be a slight decrease in speeding but there are still many who do not observe the 10mph limit. I once again need to implore you to slow down. There are so many kids and adults with dogs out and about. **What is your hurry???** Please slow down.

Many questions have popped up regarding the Tennis Courts. Now they are locked for the safety of all. The courts are not in shape for playing tennis, we are investigating ALL possibilities to have them redone, however the cost is well beyond what we can spend on a recreational item. We will continue to investigate ways to economically get the courts up and running. In the meantime, we appreciate your patience and look forward to a solution. Thank you and enjoy the spring weather.

VICE-CHAIRPERSON: NR

VICE-PRESIDENT: NR

SECRETARY/OFFICE: TOM DUFFY/CINDY BATTREALL

The office would like the rules to be reviewed and to have any changes made within the next few months. The plan is to print a new Directory directly after the Annual Meeting and will start working on it at the start of summer.

The office notices that the very fast driving past the Pavilion has slowed, which is a wonderful thing to see. Hopefully, it continues.

Ms. Battreall thanks Linda Van Scoy for always being available to assist with mailings and Carol Harting for always publishing such a nice Vails Voice.

We would like to remind residents that they should always ask the office prior to them doing any work on their house or leased land. Please read the rules and please get approval prior to work being done. Its mandatory to ask for permission, rather than “forgiveness.”

This year, 4 Board seats will be up. The following Board member terms expire: Hugh Andrews, Mary Rubini, Peter Vincent, and Juliann Salerno. These will all be three-year terms.

And this year celebrates the 50th Anniversary of Vail’s Grove being a Cooperative.

TREASURER: ELLEN MYTYCH

Ms. Mytych reviewed the budget year to date and the numbers are good.

BUILDINGS & GROUNDS: HUGH ANDREWS

B&G has been very busy with getting spring things done, such as putting in speed bumps, planting flowers around the Pavilion, entrance gardens, etc. Salem Landscaping has completed their spring cleanup and mulching, along with filling in potholes.

Petr has been repairing docks and constructing new docks.

The installation of the remainder of docks has been done with the help of volunteers, Everett Taylor, Gary Krol, Brian Fitzgerald, Mike Early, Mike Broderick. Thank you so much! B&G along with Cindy Battreall has been working on obtaining references from companies for Tennis Court work.

Going forward, B&G will be continuing the Pavilion renovations and upgrades.

PAVILION: CINDY BATTREALL

Motions to be made:

Ms. Myers made a motion to approve the application from Michael and Nicole Early for small room on May 13, 2023. Mr. Vincent seconded. All in favor.

Ms. Myers made a motion to approve application from Barbara Bigler for large room on April 22, 2023. Ms. Rubini seconded. All in favor.

Ms. Myers made a motion to approve application from Barbara Bigler for large room on April 29, 2023. Mr. LaRocca seconded. All in favor.

Ms. Myers made a motion to approve application from Miriam Escalera for large room on August 5, 2023 – (outside rental – quincineira) Ms. Rubini seconded. All in favor.

Ms. Myers made a motion to approve application from North Salem PTO for rental on May 20, 2023. Ms. Rubini seconded. All in favor.

Ms. Myers made motion to approve application from Juliann Salerno for May 9, 2023. Ms. Rubini seconded. All in favor.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Vetting was complete for Marissa O'Brien at 82 Vails Lake Shore Drive. The results are fine.

REAL ESTATE: TOM DUFFY

Mr. Duffy made a motion to approve the application from Lucas Kane at 8 Terrace Drive to add one bedroom and one bath to the second floor of his house. Also, to bump up the western portion of the house in front, not more than a foot. Neighbor letters went out and there were no concerns. Ms. Myers seconded. All in favor. Motion to approve.

PLEC: DAVE BRUEN

The committee has discussed adding \$5000 to the Peach Lake Sewer District for annual maintenance of the Brook.

We have discussed raising the annual dues of PLEC from \$2 per household to \$9 per house. (That would raise \$4995.00)

Asking for volunteers from each area to check out and clean the Brook once in the spring and once in the fall. (Also, after any major storm).

Ideally have enough money to hire a company to come in every year and drive up and down the brook at least once a year and clean it out.

Creating a Lake District in both towns that would be able to raise money for the clean out project.

The purchases of our own aquatic equipment for the purpose of maintaining the Brook. (Also, possible renting this equipment to other lakes and getting back capital cost)

Potential environmentally friendly chemical treatments isolated to the outlet.

Utilizing a vacuum system, or converter to remove vegetation.

Get volunteers and used boats to walk up and down the Brook to loosen the weeds and debris to help the water flow.

Make sure the culvert at Cobb Road is widened and the level is the same or lower to allow to flow quicker during storms.

The above report was reviewed. Ms. Mytych stated that the money we give PLEC is not “dues,” it is a donation. Vail’s Grove chooses how much to donate yearly to various fire departments/ambulance corps.

LEGAL: MARY RUBINI

Ms. Myers made a motion to approve the transfer of 25 Orchard Road from Ron Sarno/Melissa Grigione to a Trust. Ms. Rubini seconded. Ms. Rubini abstains. All others in favor.

Ms. Rubini sent another letter to East Hudson regarding getting financial help with damage to the homes that had water damage.

BEACH: JULIANN SALERNO/MEGHAN CASSIDY

With the approaching summer the beach committee is working with recreation to have the best summer yet. But before we can have some fun, we must take care of a few things first. We are hoping to have the beach ready for Memorial Day Weekend, if that works out, the beach will be open on Saturdays/Sundays until the end of the school year. Once school is over, the beach will be open daily, weather permitting.

Since our beach has become so popular and people from outside of VG are deciding to just show up and go for a swim, we will be instituting an identification system. Every household will be given an ID bracelet for every member of the family who will be coming to the beach. **(Residents can get these either from the office or when they go to the beach)**

This bracelet must be either worn or attached to something that can easily be seen by our lifeguards or beach guard. This is to not only protect the residents but will hopefully help our guards to identify those who do not belong.

As a reminder, while we do not discourage you from having guests at the beach, we would like to remind you that the rules state that the guest **MUST** be with the resident. Please refrain from inviting people to be at the beach unless you are there with them.

Anyone who is at the beach without the resident will be asked to leave until a VG resident properly accompanies them. This is for the safety of all.

Finally, if you are over fifteen and would like to apply for a lifeguard position, please check out the VG website for the qualifications necessary and pick up an application at the office.

We ask that all applications be submitted with your credentials, no later than May 8th.

Please email me or Meghan Cassidy for any further information you may want.

Looking forward to a great Beach Summer!!!!

Emails: sproutbtp025@gmail.com or meghanacassidy@comcast.net

RECREATION: JULIANN SALERNO/SARAH BRODERICK

Attached is draft of Vail's Grove Playground Rules:

No dogs allowed.

Guests must be accompanied by a Vail's Grove resident.

No glass on playground spaces

No smoking or vaping

No littering

Dispose of waste properly in designated binds

Use equipment for its intended use.

Do not leave or dump broken toys.

This is a common space, please be considerate of your neighbors.

No open fires

OLD BUSINESS:

The Board discussed and decided that no more shares will be sold at Vail's Grove and no renting of common property will be done.

Meeting adjourned at 9:40 pm.