**VAIL’S GROVE COOPERATIVE, INC.**

**BOARD MEETING**

**August 19, 2021**

**CALL TO ORDER:**

Ms. Salerno called the meeting to order at 8:00 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Ms. Battreall took attendance. Present: Mr. Andrews, Mr. Duffy, Mr. Janecek, Ms. Mytych, Ms. Salerno, and Mr. Waltzer. Absent: Mr. LaRocca, Mr. McGuiness, Ms. Myers, Ms. Rubini and Mr. Sarno.

**ACCEPTANCE OF MINUTES:**

Mr. Andrews made a motion to accept the minutes of the July 2021 meeting. Mr. Waltzer seconded. Ms. Mytych abstained. All others in favor. Motion approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

Ms. Petroff signed up to speak about a letter she received regarding someone living in her home who has not been vetted. Ms. Salerno said that it has come to the attention of the Board that various people are living in Ms. Petroffs house. Ms. Petroff said her cousin stays there while working, then leaves to go home, and stays again. She has someone staying there until October 3rd and wants to know if they could stay. Ms. Petroff stated that they are not paying rent. Ms. Salerno said they must be vetted according to the Proprietary Lease, and this is a violation. Mr. Waltzer asked if this room was advertised for rent. Ms. Petroff said that it was, but it was years ago. Again, Ms. Petroff stated that as of October 3rd, no one will be staying in the house but that her cousin would be visiting/staying back and forth. Discussion was held and Ms. Petroff was informed that the person staying in the house must be vetted, and the paperwork will be sent to her.

**COMMITTEE REPORTS:**

**CHAIRPERSON: JULIANN SALERNO**

 Wow! Has it really been a year? I want to say how grateful I am to the Board of Directors and the community for all the support this past year. Being a member of this Board is an honor and a privilege and being selected to be your Chair makes it even more special. I hope that the work that this Board has done this past year is appreciated by the residents as much as it is appreciated by me.

I would like to give a huge shout out to Hugh for being my right-hand man and for never saying no or I can’t do that when I asked him for things. The team of Hugh and our maintenance man Jay get things done that most of us don’t even know about.

I also want to thank Cindy, who helped me in the beginning to fully understand what the position of Board Chair meant and for always being available no matter if it was during work, or in the evenings or weekends. This community is lucky to have someone like her to run the day-to-day operations and keep our community one that everyone wants to live in.

Thanks also to Ron Sarno, who will be leaving us for all your work on the board and on the Emergency Plan.

Once again, thank you to all board members for your dedication to this community.

**VICE-CHAIRPERSON NR**

**VICE-PRESIDENT**: **NR**

**SECRETARY/ OFFICE: TOM DUFFY**

The Annual Meeting mailing will be going out next week. We have received 7 petitions for 6 open positions. The Annual Meeting is on Sunday, September 19 at 11 am, to be immediately followed by a short Board meeting to elect Executive Board. As things with Covid are constantly changing, the office suggests that we should not be serving food again this year, that we ask people to bring masks and for social distancing. The short board meeting after the annual is the first board meeting of the new year, where you will be given a Conflict of Interest to read and sign. The next Board meeting after that will be on Thursday, September 23rd.

Office will be closed from Friday, August 27 and not re-opening until Wednesday, September 8th.

As I was not at the last Board meeting, would you all please read the minutes and let me know if there are any additions, changes, errors, who made and seconded motions? Thank you

**TREASURER: ELLEN MYTYCH**

Ms. Mytych reported that budget is on track. It was decided that Finance Charges would start being assessed beginning with the January 2022 quarterly bills. This info will be placed in the Vails Voice in October.

**BUILDINGS & GROUNDS:** **HUGH ANDREWS**

Weeding, mulching, and watering in Co-Op gardens when and where we can. This is a continuous process. Busy month of cleaning in the pavilion for rentals. Lifeguards reported leaking water at the beach. replaced broken hose… power washing one tennis court to make it usable. Tennis Court net is up. beware there are cracks in the court play at your own risk… new speedbumps have been put down and secured.

cleaning up and weed whacking the North end boat storage is underway. Water leak repair on lake shore drive. Service line from the main to the curb valve was leaking. Butler excavation and Clark plumbing made the repairs. Minor dock repairs at the pavilion and beach. Some new deck boards and replaced broken posts

**NAMING OPPORTUNIES: JOAN MYERS**

As time goes by, trees have needed to come down. Picnic tables, benches, etc. have needed to be replaced. Many times, we are asked by residents what they could do to honor or memorialize a loved one. Recently, a resident purchased a new bench for the beach, with a plaque indicating who it is for. We now have another family who is paying for another new bench at the beach in memory of their patriarch. When it is officially named, we will publicize who it is, along with all the other recent “honors”. What better way is there to honor someone?

If you have any thoughts of “naming” something for someone, please contact Joan Myers, who is spearheading this committee. You can decide on a tree, a decorative bush, another bench where needed – in fact, another family has paid for one of the new pieces on order for the playground, which will have a plaque on it. That will be announced as well. There are many opportunities – you come up with an idea – the Board will discuss. You can pick something according to how much you would like to spend, and a plaque will be attached indicating who it is honoring or memorializing.

We look forward to seeing what great things pop up.

**MEMBERSHIP:** **HUGH ANDREWS**

Mr. Andrews made a Motion to approve membership application from Michael O’Brien to purchase from estate of his mother, the late Maryann Loehmann, 82 VLSD. Mr. Janecek seconded. All in favor.

Motion to approve rental for Ai DeSiano at 2 Terrace from Mrs. McCarthy for September to June 2022.

**PAVILION:**

Mr. Andrews made a motion to approve small room Pavilion rental to Brandon Hvisch, 49 VLSD, for September 18th. Mr. Duffy seconded. All in favor.

**REAL ESTATE:** NR

**BOAT RAMP/NORTH END:** NR

**PUMP HOUSE:** NR

**BEACH: Juliann Salerno**

As we wind down this summer, we want to thank all our stockholders, guests and all who enjoyed our beach this season. We have heard so many positive things about the lifeguards and the job that they have done, it is refreshing that so many young people took such good care of the beach and that they continue to be positive role models for the young children playing in the sand and swimming in the lake. We will be having one final beach party on Sunday September 5th. It will be a combination of our Taco’s and Tequila party along with our farewell to summer. We also will be having Helen Vail’s “Cardboard Boat” build and race. Details to follow. We hope that you can join us and celebrate one last time, this great place we call home and the beautiful beach and lake that we love.

**RECREATION: Juliann Salerno**

Reminder that Wednesdays are concession and open pavilion nights. We hope to continue this throughout the fall and winter, pandemic protocols of course will decide this. Thanks to Kerry and Fran Tolan for spearheading this event.

**Lend a Hand – Helen Vail**

Over the past month the Lend a Hand volunteers have given 4 residents rides to Doctor’s offices. In addition, volunteers made trips to the grocery store, pharmacy, and medical lab for a resident in need.

I would like to ask the Board if it is possible to add a rider to the Coop insurance policy to include Lend a Hand volunteers when they are driving residents to and from appointments.  By doing this we will be able to encourage more people to volunteer for this important service.

Thank you.

Mr. Janecek said he will contact our Insurance Broker about the request from Ms. Vail.

**PLAYGROUND: NR**

**Meeting adjourned at 7:57 pm.**