

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

December 19, 2023

CALL TO ORDER: PLEDGE OF ALLEGIANCE:

Ms. Rubini called the meeting to order at 8:06.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the November 21, 2023, meeting. Mr. Vincent seconded. All in favor.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Mr. James Collins wished everyone on the Board a very Merry Christmas.

Mr. John O'Loughlin wished a Merry Christmas to all. He has sent the Board a letter regarding people coming through the opening of the fence between Vail's Grove and Pietsches. Ms. Rubini told Mr. O'Loughlin that the Board will discuss this issue at the next Executive Session.

Ms. Rubini read a letter from Mr. and Mrs. Paesano, of Orchard Road about the water that freezes in the parking lot across from their house and it that it is a dangerous situation trying to get to their car. Ms. Rubini stated that we have the same issue regarding Vails Lake Shore Drive, and we received a letter from Ms. Waltzer as well, and that the Buildings and Grounds committee will look into it and discuss in Executive at the next meeting.

Ms. Vail read a letter from Jess DiMauro regarding trees and her concern about danger from some. Mr. LaRocca, the Tree Committee Chair will investigate.

COMMUNICATIONS NOT INCLUDED IN REPORTS:

Mr. O'Loughlin's letter about the pathway between Vails and Pietsches. Will be discussed.

COMMITTEE REPORTS

SECRETARY/OFFICE THOMAS DUFFY/CINDY BATTREALL

This past month, the office has been very busy assisting Buildings & Grounds with many issues. During the week between Christmas and New Years, Ms. Battreall hopes to make a dent in the filing.

Carol Harting would like all submissions for the January Vails Voice to her by December 22nd. January mailing will include quarterly bill, Vails Voice, hopefully the 2024 Directory and copy of the 2023 tax letter.

Ms. Battreall had received prices from the alarm/camera company. If we want to get a larger monitor with eight screens and additional cameras, the price would be \$3700, which I do not think is necessary. However, the front door camera needs to be replaced as it is not working. That cost would be \$370, and I would like to have that done in January.

Hopefully, the new windows for the office will be ready in about 6 weeks.

Sincerest condolences to our Treasurer, Ellen Mytych, whose brother passed away on December 17th. Our thoughts are with Ellen and her family.

Wishing you all a very Merry Christmas and Happy New Year!

TREASURER: ELLEN MYTYCH

Ms. Mytych is not attending the meeting this evening. She presented the 2024 budget to the Board via e-mail and said that if everyone is comfortable to vote on it this evening, we should take the vote. She also said that if there are questions, the vote can be taken next week. Mr. Early made a motion to approve the 2024 budget as presented. Ms. Myers seconded. All in favor of approving the budget with a 3.2% increase in maintenance fees.

BUILDINGS & GROUNDS: MICHAEL EARLY

- What started as a single leak on Hickory Ln turned out to be at least two or more. Butler excavation dug and used rock hammer to create proper trench 36" min deep. New drinking water and plastic storm drainpipes have been replaced from the shut off valve on VLSD to almost of the top of Hickory. Water pipe has been laid straight, at proper depth and back filled with sand.
- Future work to continue up path to Maple. Replace drinking water line, water shut off valve, and rotted metal storm drainpipes.
- Arrow Blacktop performed partial pave on Hickory to patch and replace asphalt that was removed during repairs.

- The drinking water leak on White oak Ln has been repaired. During excavation copious amounts of groundwater were found. Additional drainage was added to divert water into storm drains.
- We will continue to investigate additional groundwater issues that are causing the issue. These could undermine roads and cause hazards during the winter. Areas of concern: Polye Ln and 91 VLSD both have unmitigated ground water that will freeze in winter.
- VRI investigated grinder pump alarm at VG pavilion. Seemed to be a false alarm. Potentially may need electrical breakers replaced to avoid recurrence.
- Alta was called to investigate why the generator for pump house did not automatically turn on during recent power outage. We will ask Mr. Andrews as to when the last time was that the transfer switch on the pumphouse generator was changed.
- Several potholes in the community were repaired by Salem Landscaping.

I personally want to thank everyone for their patience and assistance over the last few weeks.

Just to name a few: Cindy, Petr, Hugh Andrews, Julie, Ellen, Dave Janecek, Brian Fitzgerald, and the Foley family. My apologies to anyone who I may have missed.

PAVILION: CINDY BATTREALL

The following motions to be made to approve Pavilion rental applications:

Ms. Myers made a motion to approve an application from Janet O’Loughlin for the small room on January 6, 2024. This would be the last “small” room rental. Price of \$150.00. Mr. Vincent seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve application for rental for Cub Scout Blue and Gold Dinner on February 3, 2024, for \$350 organization fee. Tax ID letter will be submitted. They were here last year and left the room better than they found it. Peter VanScoy will be the Parking attendant. Ms. Broderick seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve the application from Community Based Service to use Pavilion on Valentines Day for their Ball for the organization fee of \$350. Tax letter will be submitted. They were here last year, and it was a wonderful event. Mr. Early seconded. All in favor. Motion approved.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Ms. Olimpieri made a motion to approve transfer of 111 Vail’s Lake Shore Drive from the Samuel F. Mullins Jr. Irrevocable Trust to Sam F. Mullins III, Donna Walsh, and Scott Mullins. All were interviewed/vetted. Mr. Janecek seconded. Motion approved.

Ms. Olimpieri made a motion to approve lease renewal for Jesse Urban and Gina Valentino from Penny Feder (93 Vail's Lake Shore Drive) until 11/22/24. Ms. Myers seconded. Motion approved.

NORTH END STORAGE/BOAT RAMP – PAT MCGUINNESS

Thanks to everyone for their cooperation in the organized placement of all vessels at the North End. A reminder that anyone who has anything stored at the North End must have their office issued tags attached and easily visible for quick identification as well as contact name and phone number should you need to be contacted for any reason regarding your property stored in the North End. All property stored in the North End will be inspected prior to the end of December 2023 to confirm all are compliant with Vails Grove rules and regulations as they pertain to storage, tagging, identifying and paid fees. Unless prior arrangements have been made with the office, if a trailer or vessel is not tagged, owners will be notified to obtain a tag asap as well as confirming all fees have been paid. Unfortunately, fines will have to be enforced for storage fees that have not been reconciled as it is unfair to those who have paid their fees on time, as we are sure is understood by all. Thank you very much.

PUMPHOUSE:

Repairs were made to two well pumps down at the North End in the month of November. Work was performed by Foley's. There was no disruption to water distribution or water safety. A listing of all repairs and costs involved can be attained at the office. Vails Grove has passed all monthly water testing for the past year. All reports are available for review for any interest.

RECREATION: JULIE SALERNO/SARAH BRODERICK/PETER VINCENT/ MEGHAN CASSIDY:

Thank you everyone who joined us for the annual Vail's Grove Holiday party, it was another one for the books.

We are looking to host a fun event on Saturday, January 20th. Stay tuned for exciting details.

Hello all you fellow football lovers. We will be holding our NFL Championship Football Sunday Party on Sunday, January 28th. The event will begin one half hour before the first game. Come join us for some game day food and watch the game. BYOB.

We will also have our Vails Grove Superbowl Pool boxes for Sale soon. Boxes are \$10.00 each. Cash only please.

PLEC: JASON LAROCCA:

As of Friday, December 8, New England Aquatic Services (NEAS) has cleaned out 1,700 linear feet of the brook since they started work six weeks ago. 2,300 feet of brook have been cleared in total (600 ft in July and 1,700 ft this fall). The water flow has improved, and the height of the lake is falling at a faster rate than before.

The 27 days of hydro raking and three environmental surveys have used close to all of the \$150,000 received from Putnam County.

NEAS will continue working using the \$100,000 that was received from DEC on December 5th. This additional money was not expected until mid- to late January. As with the funds from Putnam County, the Town of Southeast must pay the invoices and be reimbursed by DEC.

The DEC money will cover 18 days of work. About 1,200 feet of the brook remain to be cleaned out to reach the pipeline easement at the end of the project.

Meeting adjourned at 8:45 pm.