

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

February 16, 2023

CALL TO ORDER:

Ms. Salerno called the meeting to order at 8:06 and asked all to stand for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Mr. Andrews made a motion to accept the minutes from the January 19, 2023, meeting. Mr. LaRocca seconded. All in favor. Motion approved.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Mr. James Collins suggested that the Grove should have a fundraiser for the people of Turkey. He thought maybe a movie night or a Penny Social or if Vails Grove could set up a Go Fund Me page. Ms. Salerno said that Vails could organize something for people to donate money to go directly to Turkey. Ms. Battreall suggested that someone whose birthday is coming up, to set up a fundraiser for on Facebook. The fundraiser goes for a month.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Mr. Duffy said that due to the death of Jack Waltzer, there is an opening on the Board. Mr. Duffy made a motion to nominate Peter Vincent to fill that seat until it is over in September 2023. Ms. Broderick seconded. A secret ballot vote was taken, and the result was unanimous. Ms. Rubini swore in Peter Vincent as a Board member for the remainder of this Board year.

COMMITTEE REPORTS

CHAIRPERSON: NR

VICE-CHAIRPERSON: NR

VICE-PRESIDENT: NR

SECRETARY/OFFICE TOM DUFFY/CINDY BATTREALL

The office continues to be a revolving door and is very busy. As the Boat Storage area is looking so good, we are busy having new forms filed out so that residents are reminded that they are responsible for any damage that might occur to their items. Also a reminder, each item has tape on it with the owners name and phone number; if someone is blocking your boat, trailer, etc., please contact that person yourself. Please do not call the office or a Board member. Each item should have a numbered sticker on it. If it does not, it means it is not registered in the office. As the lake season will be here soon, please if you have a key and give it out to a resident, you need to be sure they are paid, you have their name and number and that they return the key the same day, as soon as they are finished in the storage area. We are trying to avoid any other items going in storage that are not registered/paid for/stickered.

Applications for dock space will be ready some time at the end of March/beginning of April.

Please remember that if you have a mortgage, your bank has your proprietary lease and stock. The office does not have your stock certificate. If you are re-financing, you must submit an application to the office 21 days prior to a Board meeting. Same time period for membership packets, rental packets, real estate alterations, etc. Please do not do any alterations outside your house without getting permission from the Board. And very important, if you have anyone staying in your house for 30 days, either cumulative or consecutive, they must be vetted. We have a form in office that must be completed, including social security number, copy of driver's license and date of birth. The fee for vetting is \$120. This procedure is for the safety of all in the community.

And as always, dogs need to be on leashes when walking through the grove and you must pick up after your dogs. No dogs in playground.

TREASURER: ELLEN MYTYCH

Ms. Mytych reported that the budget looks good right now, as it should be as it is the beginning of the year. Ms. Mytych asked what the costs are going to be for the improvements in the Pavilion. The ceiling will be approximately \$9000 and the floor will be approximately \$15,000. These will be capitalized. Ms. Mytych said she will inform Ms. Battreall which capital fund to transfer it from.

Mr. McGuinness suggested that the Board might start to consider ordering a new generator for the pumphouse as it takes a year to get it. It will be discussed. The cost for a new generator will cost \$45,000 -50,000. Mr. Andrews said we will need to put an order in sooner than later.

PAVILION: CINDY BATTREALL

Ms. Broderick made a motion to approve Pavilion rental application from John Lee Jr. for a meeting for Putnam County Office of Consumer Affairs/Weights and Measures for 50-60 [people on May 23rd. Ms. Rubini seconded. All in favor. Motion approved.

Ms. Broderick made a motion to approve Pavilion application from Matt Foley for March 18. Ms. Rubini seconded. All in favor. Motion approved.

Mr. Andrews made a motion regarding donating usage of the Pavilion. However, he feels that the costs of usage of the building need to be covered. He thinks there should be a \$350 charge, which would include cleaning and use of heat/air conditioning. He also suggested requiring a donation letter from the organization that we could submit to our accountant. And of course, they need to supply proof of insurance and a parking fee if an attendant is needed. If a resident needs the Pavilion for a funeral reception of a loved one, that should be donated. Mr. Early seconded. All in favor. Motion approved.

Ms. Mytych made a motion to increase the outside rental fee to \$2000. Mr. LaRocca seconded. All in favor. Motion approved. Mr. Janecek offered to update the Pavilion application.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Ms. Salerno made a motion to approve rental application from Ann Prevodan and her son Michael Prevodan from Fred Cucurullo at 2 Orchard Road, for a one-year period. They have been vetted and interviewed. Ms. Rubini seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve Barry O'Reilly, after being vetted and interviewed to live here at Vails Gove with an existing shareholder. Mr. Early seconded. Mr. Janecek abstained. All in favor. Motion approved.

INSURANCE: DAVID JANECEK NR

BUILDINGS & GROUNDS: HUGH ANDREWS

B&G has been very busy getting the Pumphouse generator up and running. It is now back on track. We have been involved in the PH with Foleys with new chlorinator pumps, etc. The electrician will be coming to put a surge protector in the PH. Foleys fixed many items – well three was not running. Foleys will be coming to pull the well pump, as it is full of water. B&G are working on getting service contracts for both the generators and certain items in the pump house. We are not paying for the service contracts, but the vendors will docket it on their calendars to visit us twice a year so that we are checked two times a year. Fluids need to be checked; screens need to be cleaned. B&G has been very busy with Pavilion renovations. The water leak on Terrace is being investigated. The water leak at 91-93 VLSD is ground water and we will need to do some blacktop work when the weather gets warmer. The every lasting water issue on Orchard Road seems to be coming from peoples curtain drains meeting daylight at curbside. Since the sewers went in, the road is pitched differently. We will continue to look into remedying this situation.

Mr. McGuinness asked Ms. Battreall what the Chain of Command is between us and VRI and Foleys.

Petr Trlica continues to be a diligent worker re: regular duties, pavilion, etc. We are lucky to have him.

B&G has met with Bell Heating and all four units in Pavilion are now working – as one of them is fixed.

SUNSHINE: SUE ENOS

We are sorry to report the passing of Claudia McGuinness' mother, Irene Klementowicz...sincere sympathies to Claudia, Pat, and Molly.

BOAT STORGE: NR

PUMPHOUSE: PAT MCGUINNESS NR

PLEC: DAVE BRUEN

- 1) Treasurer Report: Balance as of 1/15/2023 2603.74 (New Bal. 2803.70(Also remember if you have not paid you dues for 2023 you can bring a check or mail to C. Voelkl at 23 Bonnieview St, N. Salem, NY 10560 Please make check out to PLEC Thanks Charlie)****Charlie said that Jack Waltzer had pass away and that he was the treasurer and a member of PLEC for over 20 years and will be greatly miss. He explained that 2 signatures were needed to sign the check and that Tom D and Charlie V. did sign the check for the Water Quality Testing. *****Bloomerside & NWCC are paid for 2023 Thanks
- 2) Water Quality Testing: We have paid for our due for the 2023 water quality testing program. The cost is 175 for membership and 470 for all the tests on the water sample that are done. (Total Cost 645) NYSFOLA (New York State Federation Of Lake Associations)
- 3) Discussion of funding and other ideas to clean out Peach Lake Brook: Brad S. explained that he and Scott C. Had met with Supervisor Tony Hay and that 150,000 dollars were granted to clean out Peach Lake Brook. The problem is that a RFP (Request For Proposal) was needed before any work could be done. This means putting it out to bid and writing out a proposal of what is expected in the clean out process and will the town engineer write out the proposal, because of all this extra work we are afraid that work will not be able to begin till September at the earliest. Also how will everything be paid for, it looks like the Town of Southeast will pay the bill and then submit it to the county for reimbursement. Also permits would be required from the PCLT for permission to clean out the Brook. Scott C and Brad S are on the agenda with the Board of Directors for March 14. Also Scott will meet with Betty Ryder (a Board member of PCLT) to discuss if they need any more information. Charlie suggested that PLEC write a letter explaining all the problems that are created because the Brook has not been cleaned out. Peggy B will write letter and will send to Tom S., Brad S. Charlie V., and David B. to review.
- 4) Creating Of Lake District: There was a lot of discussion that this was a good idea but would take too long to implement at this time.
- 5) Assessing each communities an annual amount: Charlie said that at the present time each community contributes \$2 per household to PLEC for water quality testing and that maybe in the future that could be increased to help fund maintaining keeping the Peach Lake Brook cleaned.
- 6) Status of Cobb Road Culvert: Brad and Scott explained that \$500,000 had been granted to the Town of Southeast to redesign the culvert at Cobb Road and that they are waiting for 3 property owner next to culvert, to sign off on easements that had been sent to them, and they have not responded too. Also was stated that the Town may have applied for another grant to do

this work. Charlie asks for the OK to send a letter from PLEC to Tony Hay too ask for more information on why this is taking so long. Charlie will work with Peggy B. on this.

7) Please be aware all position on PLEC Board need to be filled if you have any extra time and would like to volunteer that would be great: A motion was made to elect Charlie V to Treasurer second by Mary C. and all present voted in favor, A second motion was made by Charlie V. and seconded by Tom S. to elect David B as Co-Chair all Present vote in favor. Charlie also said that more people need to be involved.

8) New/Old Business: Lorraine H. ask to have an education meeting added to the next agenda to try and get more people involved in PLEC

Note: As I am sure you are aware the reason cleaning out the Peach Lake Brook is so important is it will stop flooding to houses and property and erosion of land around Peach Lake.

Ms. Battreall will pay PLEC for our yearly donation of \$2.00 per unit for year 2023.

LEGAL: MARY RUBINI NR

RECREATION: JULIANN SALERNO/SARAH BRODERICK

Join us on Saturday, March 11, 2023, for a Spaghetti Dinner at the Pavilion hosted by Dan and Julie Collins with Recreation. All you can eat pasta, meatballs, garlic bread, and salad. Doors open at 5:00 pm (BYOB) with dinner beginning at 6:00 pm. Cost is \$5.00 per person, children 2 and under are free. There will be a 50/50 raffle to support the basketball court and Door Prizes. It will be a great night with neighbors and friends.

RSVP by **Wednesday, March 8, 2023**, to Sarah Broderick, Peter Vincent, Julie Salerno or Cindy in the office.

Details coming soon for our annual Easter egg hunt and visit with the Easter bunny.

Meeting adjourned at 9:00 pm.