

VAILS GROVE COPERATIVE. INC.

BOARD MEETING

February 12, 2024

CALL TO ORDER: PLEDGE OF ALLEGIANCE

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

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 approve the minutes from the January 2024 meeting. Mr. Vincent seconded. Ms. Mytych, Ms. Olimpieri and Ms. Rubini abstained. All in favor.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Mr. James Collins reported that he had a wonderful time and won \$160 during the Super Bowl.

COMMUNICATIONS NOT INCLUDED IN REPORTS:

Ms. Rubini read a letter from Helen Vail, Sharon Madden, and Mike Early about interest in composting here at Vail's Grove. There are many ways this can be done: individual containers or larger coop containers. The compost committee asked for permission to post flyers for an interest meeting they will be having. The office will inform them that is fine.

Mr. Paul DeFelice gave a report from the Tennis Court Committee. The report is the last page of the minutes. The Board will further discuss at the Executive Session at the March meeting. Ms. Rubini thanked Mr. DeFelice and the Tennis Committee for spearheading this issue.

COMMITTEE REPORTS

TREASURER: ELLEN MYTYCH

Ms. Mytych reported on the Budget vs. Actual for the beginning of the year.

BUILDINGS & GROUNDS: MICHAEL EARLY

- Orchard Rd. drainage project is nearing completion. Curtain drains from # 8 to #22 to capture the ground water from the high side of street. In addition, an eight" storm drain, and several catch basins were added. This should reduce the water runoff and icing issue for

Orchard and Polye. A metal trench drain installed in road at #22 Orchard to capture constant source of water running down Orchard onto Polye.

- Catch basin and storm drain cleanouts are planned for spring or ASAP.
- VRI replaced check valves at pump house that failed and caused reduced water pressure.
- The drinking water leak near the monument will be repaired soon. Several leaks have occurred in that spot previously. Suggested to add trees, shrubs etc. to prevent cars from being parked in that area.
- Lawn mowing & plowing bids. Salem Landscaping & Nick Papalia have submitted bids, potentially another as well. Should have new contract in place before expiration of existing.
- Working to get new bids for roof replacement on VG pavilion. Currently leaking during rainstorms. Likely a very expensive undertaking. Although, necessary and overdue.
- Continuing to investigate additional groundwater issues near 91 VLSD. The rock wall on VLSD looks potentially undermined by the water runoff for many years. Any excavation near it could cause damage or worse it could collapse. Until full remediation is completed the drainage ditch should be cleared weekly.
- Meeting with Alta about both pavilion and pump house generators. Service agreements & maintenance schedule for both. The board should plan for the purchase of a new generator and transfer switch for pump house in the next year. It is vital that the generator runs the pump house during power outages.
- Road repair / blacktop. Orchard Rd, several potholes on VLSD and others in community will be repaired when asphalt plants reopen. I have a list of spots currently. Please feel free to make me or Petr aware of any additional.

Thank you to Cindy, Julie, and Petr for taking care of so many elements of B&G that continuously develop daily. In addition, thank you to Mr. Hugh Andrews who has been extremely helpful with advice on keeping the community maintained.

Mr. Early also discussed the drainage issue of John Kucmierowski house on Hilltop. The water from across 121 had caused a large sink hole in the backyard. Work recommendations will be discussed.

One suggestion was to contact the Brewster Fire Department and State Highway Department. There was also a suggestion to contact Vails Golf Course requesting they put a grate on the

drain on Route 121 to see if the drain is clogged, or to see if they have a camera that can look in the hole to check.

PAVILION: CINDY BATTREALL

Ms. Myers made a motion to approve application from Juliann Salerno to rent Pavilion on March 9, 2024, for a baby shower. Mr. Vincent seconded. All in favor.

Ms. Myers made a motion to approve an application from Norma Gregorlo to rent Pavilion on April 6, 2024, for a Quinceanera. Ms. Vincent seconded. All in favor.

Ms. Myers made a motion to approve the application from Consuelo Gonzales and Samuel Huaman to rent Pavilion on June 16 for a Quinceanera. Mr. Vincent seconded. All in favor.

Ms. Myers made a motion to approve an application from Iris Ulloa to rent Pavilion on July 13, 2024, for a Quinceanera. All in favor.

Ms. Myers made a motion to approve rental application from Robyn Errico to rent Pavilion on May 31/June 1 for a family reunion. Mr. Vincent seconded. All in favor.

REAL ESTATE: THOMAS DUFFY

Mr. Duffy made a motion to approve the application from Jon Greenfield of 12 Vail's Lake Shore Drive for the addition of an open front porch eight feet x 20 feet with a roof above built from wood and composite materials. All neighbors approve. Ms. Myers seconded. All in favor. Approved.

Mr. Duffy made a motion to grant Larry Feder at 11 VLSD the 40-foot setback rule from the lake to install a fence, pursuant to Mr. Duffy ascertaining where that fence could start. Ms. Myers seconded. All in favor. Approved.

MEMBERSHIP: JILL OLIMPIERI/JULIANN SALERNO/HUGH ANDREWS

Vetting was completed for the partners of Sam Mullins III and Scott Mullins at 111 Vail's Lakeshore Drive. Teresa and Kimberly Mullins' background checks were submitted by Cindy and cleared on Jan 13, 2024. Transfer for Trust will now be completed.

EMERGENCY RESPONSE: JILL OLIMPIERI

We continue to be a resource for the community during power outages through the year. Recently, we attempted to open the pavilion during an outage due to very cold temperatures and unknown length of the outage. During the communications that were sent out via Robocall, the generator was not working properly. Julie called the service person to come out immediately and they assisted in repairing/troubleshooting the issues at the Pavilion. We hope this was a one-time issue and that we can offer the pavilion again during times of need.

Home Numbering Issues and Updates with Google Maps/Waze

Back in 2022, it was brought to my attention that there were numerous emergency response teams, Amazon/UPS drivers, grocery/food services that were entering the neighborhood and

being directed to one home at 10 Hickory Lane. Most of the homes impacted were on Orchard. I mentioned to the board I would work on the project to see what was happening.

After some investigation, I found a location pin that had 20+ homes pinned at the address on Hickory, despite their actual physical location. Road names were also incorrect. Updates to Google Maps and Waze have been underway to improve our community's streets and house numbering. Delivery issues are decreasing but changes in the system are still pending. Google takes a long time to respond to modifications, but around 80% of Vail's addresses are now corrected and our roads/lanes/loops are reflected correctly. I would recommend that homeowners/renters check that their house number is visible from the road with illumination on their house number or keep their porch light(s) on to make it easier for the ambulance drivers and delivery drivers to locate residences.

LEGAL: MARY RUBINI

Ms. Rubini made a motion to approve the transfer of shares owned by Marie and Paul Iarossi to the Marie Iarossi and Paul Iarossi Irrevocable Trust, Trustees: Nicole Murphy and Jaclyn Iarossi. Ms. Olimpieri seconded. All in favor. Approved.

TREES: JASON LARocca

Mr. LaRocca is waiting for prices for the tree work.

RECREATION/BEACH: JULIANN SALERNO/SARAH BRODERICK/MEGHAN CASSIDY/PETER VINCENT

Congratulations to all the Superbowl square winners!

Thank you to everyone who joined us last month for Bingo. It was a remarkable success. We will be hosting our next Bingo event on Sunday, March 10 at the Pavilion. Doors open at 2:30 pm and bingo begins at 3:00 pm. Bingo cards are \$5 for ten games and dabbers will be available for \$1 each. Concession will be open. BYOB.

The Easter bunny will be hopping through the Grove on Sunday, March 24th leaving eggs for kids to collect. The egg hunt will be at the playground beginning at 1:00 pm. Look for more details soon.

Save the date for a Spaghetti Dinner at the Pavilion on Saturday, April 20th. All you can eat pasta, meatballs, garlic bread and salad. There will be a live band! More details to come soon!

The meeting adjourned at 9:13 pm.