

**VAIL'S GROVE COOPERATIVE, INC.**

**BOARD MEETING**

**July 21, 2022**

**CALL TO ORDER:**

Ms. Salerno called the meeting to order at 8:04 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to accept the June minutes pursuant to a change from Mr. Waltzer. Ms. Olimpieri abstained. All others in favor. Motion approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

A letter was received from Ms. Elaine Winward inquiring if any more trees are going to be taken down? The board stated that most of the problem trees on communal areas have been removed. She also asked about how to get another name added to the Veterans Monument. Mr. Waltzer stated that he will follow-up with the monument vendor and that we will inform Ms. Winward of the price.

Mr. Tim O'Toole sent a letter and spoke at the meeting. He wanted to know what the Board was going to do about the abandoned boats at the North End storage area and when a cleanup would be done down there. Mr. VanScoy said he knew someone who would take the items away for no charge. The Board is working on this issue.

Mr. O'Toole also requested that the marinas who serve the Grove be given keys to the North End and Boat Ramp. Ms. Battreall said that all the marinas know about the list of the names and phone numbers of the keyholders at Vails. Mr. Andrews stated that it is the stockholder's responsibility to get the key for their marina if there is an issue. Ms. Petroff was concerned about the same issue with the keys.

Mr. Bill Kruzykowski asked for an update regarding hiring a part time maintenance worker. Ms. Salerno stated that a committee has been formed and Ms. Myers is putting together a job description to be used for this employee opening.

Mr. James Collins reported that July 4<sup>th</sup> was wonderful.

## **COMMITTEE REPORTS**

**CHAIRPERSON: JULIANN SALERNO NR**

**VICE-CHAIRPERSON: NR**

**VICE-PRESIDENT: NR**

**SECRETARY/ OFFICE: TOM DUFFY**

A motion needs to be made to set July 31, 2022, as the date when stockholders must be members in good standing (quarterlies, garages, taxes, etc.) to submit a petition to run for the Board or to sign someone else's petition.

The Notice of Annual meeting have been sent out. The Annual Meeting will be on Sunday, September 18 at 11:00. There will be five seats open for 3-year terms. Petitions must be submitted in office by noon on August 10, 2022. Seats that are expiring are Ms. DiDomenico, Ms. Mytych, Mr. Janecek, Mr. LaRocca, and Mr. McGuinness.

Suggestions about rule changes:

Setting begin and end times and days for any construction to go on at the Grove.

Rule about no rentals as AIRBNB's or VRBO.

The 2021 Annual Financial Audit of Vail's Grove Cooperative, Inc. has begun. The accountants have been in the office gathering the necessary information.

Ms. Battreall is progressing with physical therapy and is now coming into office every day, although some days leaving early for therapy. Work is also being done at home. Once again, Ms. Battreall thanks the Board for their support. In addition, the office will be closed from August 26 until the day after Labor Day.

Mr. Duffy made a motion to accept resignation from Ms. Dawn DiDomenico effective July 21, 2022. Ms. Myers seconded. All in favor. Motion approved.

Ms. Myers made a motion to set July 31, 2022, as date that stockholders need to be in good standing to be able to run for seat on the Board and to be able to vote in election. Mr. Duffy seconded. All in favor. Motion approved.

**TREASURER: ELLEN MYTYCH**

Ms. Mytych reported that the budget is in a good place, and we are saving money.

**INSURANCE: DAVID JANECEK**

Any time that the Grove hires someone to come in to do any work, please contact office first to be sure we have up to date insurance. Please do not have someone show up to do something

without informing Cindy first. If you are in contact with someone that must come in to do something and the office is not available to answer, please inform the vendor that we need a certificate of insurance naming Vails Grove as additional insured before they can start work.

Mr. Janecek also reported that Dave Bruen reached out to see if VG would accept PLECs contractors' certificate of insurance. As we understand VG prefers the contractor to carry \$2mil/2 mil general liability insurance. PLECs contractor has \$1 mil/2mil/ (i.e., \$1 million per instance and \$2 million total)

This amount is sufficient, and we should allow PLEC to move forward with their project. If we hold PLEC to \$2mil/2mil, the project will get delayed, and the cost of the brook clean out will increase as the contractor will pass additional cost onto PLEC. PLEC is looking to have a response from us by Tuesday. Can we do an email vote on this?

We did an email vote: YAY: Mr. Janecek, Ms. Olimpieri, Ms. Rubini, Ms. Mytych, Ms. Broderick, Mr. McGuinness, Ms. Myers, Mr. Andrews, and Mr. Waltzer. NAY: Mr. LaRocca. Abstained: Mr. Duffy and Ms. DiDomenico

#### **PAVILION: CINDY BATTREALL**

Mr. Andrews made a motion to approve Pavilion rental to Ken and Laura Rhuda for August 6<sup>th</sup>. Ms. Myers seconded. All in favor. Motion approved.

#### **NAMING OPPORTUNITIES: CINDY BATTREALL**

I am happy to announce that the two picnic tables at the Playground have been purchased as naming opportunities by Jack and Anne Marie Keiley in memory of Gene and Rita Keiley, and Tim Myers and Monica Mastrisciani in memory of Harry and Rita Myers. Plaques will be ordered and placed on these tables.

#### **REAL ESTATE: TOM DUFFY**

Mr. Duffy reported about a letter received from Ms. Angela Terilli regarding Ms. Susan Maynard. Ms. Terilli stated that Ms. Maynard is to no longer have Ms. Terillis permission to enter any portion of Ms. Terillis property. Mr. Duffy made a motion to send Ms. Maynard a letter informing her to remove anything she presently has on Ms. Terillis property, with 10 days to cure or a fine will be assessed. Ms. Myers seconded. All in favor. Motion approved.

#### **MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO**

Mr. Andrew's made a motion to approved re-finance application from Tom and Marie Duffy. Ms. Myers seconded. Mr. Duffy abstained. All in favor. Motion approved.

#### **BOAT STORAGE: PAT MCGUINNESS**

Greetings all and hope everyone has been enjoying their summer. First off, let me thank those of you who use the Boat Storage for your patience in what is still a fluid situation with regards to the placement of vehicles, abandoned items, landscaping, etc. Several of you, including myself have voiced concerns. As of the writing of this entry into the minutes, discussions have already taken place on more than one occasion to see how best to manage the maintaining of that portion

of the Grove, be it volunteers or hired hand(s) moving forward. Here are a couple of actions that are planned or already underway:

- 1) We have requested those that we have been able to identify as the owners of what are abandoned items at the Boat Storage to remove them by the end of August 2022 (which by now will have already passed). If not, we will take it upon ourselves to remove said items (unless otherwise notified by the owner) to free up more space in the North End. Any cost associated with this process will unfortunately have to be passed on to the owner of the vehicle. THIS IS SOMETHING WE ARE TRYING TO AVOID AT ALL COSTS (no pun intended).
- 2) We have names of a couple of folks who will be willing to take some of the metal debris off our hands – old aluminum dock parts, damaged rowboat, old trailers, etc.

\*\*So please, if you have not done so already, NOW is the time to remove those items finally. \*\*

- 3) The Boat Yard is being prepared for winter storage and equipment being removed. All improvements are funding by storage fees and not from Vail's Grove general funds.

#### **PUMPHOUSE: PAT MCGUINNESS**

Apart from the replacement of a well pump a few months ago, the Pump House is in excellent working order. Pat McGuinness and VRI continue to monitor the workings of all systems daily. As mentioned in previous correspondences, if anyone is interested in becoming a backup Water Operator for Vails Grove, all information on how to accomplish this is available at the office. Duties include the recording of meter readings and the checking of chlorine levels.

#### **PLEC: JACK WALTZER**

PLEC collected over \$18,000 to finance clearing of vegetation from the lake outflow brook. \$15,750 of this money has been expensed on this project to date and the removed vegetation has been transported to Ryder Farm for use as mulch. Many more feet remain to be cleared but this footage is in the care of The Putnam Land Trust and their approval is necessary before we can move forward. We are confident of getting a \$150,000 one- time Grant from Putnam County/Town of Southeast to move this project further along but of course we will have to comply with the rules of its use. PLEC thanks the citizens of Vails Grove for the donation of \$10 per home and for the many additional personal donations made toward the clearing of Peach Lake Brook. The lake is the reason we love living here and we realize that without it, living here would never be something so special.

#### **RECREATION: JULIANN SALERNO/SARAH BRODERICK**

Thank you all that came out to enjoy our annual 4<sup>th</sup> of July celebration. It was wonderful to see our neighbors and friends enjoying the holiday and our community.

Summer is in full swing, and we would like to bring concession back. We are looking for volunteers to sign up to run the concession. Concession hours will be from 6:00 to 8:00pm. Please call or email Cindy in the office or contact Sarah Broderick to sign up.

The third annual boat regatta will be Labor Day Weekend. In addition to the regatta there will be beach themed activities/contests and hot dog cook out. Details coming soon.

Thank you to Pat and Becca McParland for the donation of the wonderful tent for Vails Grove usage.

Meeting adjourned at 8:33 pm.