

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

July 20, 2023

CALL TO ORDER:

Ms. Salerno called the meeting to order at 8:13. Mr. James Collins asked all to stand and led the Pledge of Allegiance.

ATTENDANCE:

Mr. James Collins thanked everyone in Vail's Grove for their prayers after he was in a car accident. He also asked that the speed limit be lowered, and Ms. Salerno explained that Route 121 is a state road and we do not have the ability to do that.

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

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the June 2023 meeting. Ms. Rubini seconded. Mr. Andrews abstained. All others in favor. Minutes approved.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Ms. Battreall read an email from Angela Terilli regarding the stench from her neighbor's dog. The office suggested that she ask Mr. Matachierri and his dog walker what their plans are to decrease this.

COMMITTEE REPORTS

CHAIRPERSON: NR

VICE-CHAIRPERSON: NR

VICE-PRESIDENT: NR

SECRETARY/OFFICE: TOM DUFFY/CINDY BATTREALL

Ms. Myers made a motion to set July 31, 2023, as the date when all stockholders are paid in full for quarterlies, taxes, any other charges, etc. to submit a petition to run for the Board or to sign any petition and lastly, to vote for new Board members. Mr. Andrews seconded. All in favor. Motion approved.

TREASURER: ELLEN MYTYCH NR

BUILDINGS & GROUNDS: HUGH ANDREWS

B&G has been busy with weeding and trimming all entrances and gardens. Brush pick up is never ending along with trimming growth over our roadways. We are in the process of installing more speed limit signs throughout the Grove. Renovations are continuing in the pavilion along with daily repairs. If we had not mentioned it before, the mailbox at Bass Lane has been repaired. We have also spent time repairing some of our docks that going forward will need replacing.

Ms. Battreall discussed an e-mail from Jessica DiMauro Marks regarding water turn-off. She had a water leak at her house and suggested that we inform residents of the water shut off at each house and who has the tool to do so. We will put information on Facebook about who to call in a case such as this, so the water can get turned off in a quick time. Ms. Broderick suggested that we have some info for the community of who has the tool and about calling office first, then Hugh Andrews, David Janecek, Mike Early.

Mr. Rob Lee suggested that we have speed limit signs at every entrance facing Rte. 121, at every speed bump (both ways), and at both ends of any interior roads. The Board will discuss.

INSURANCE: NR

PAVILION: CINDY BATTREALL

Ms. Battreall asked for a motion to be made to approve application from Ramon Vides-Castro for the rental of the Pavilion on August 19, 2023, for a Quinceanera. Ms. Myers made the motion; Ms. Rubini seconded. Motion approved.

Ms. Salerno prepared a Pavilion proposal and would like everyone to review it for discussion at the next Board meeting.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Ms. Olimpieri made a motion to approve a 10-month rental of 56 Vails Lake Shore Drive to Michael Taylor and Jennifer Queen. The rental is from August 1, 2023, until May 31, 2024. Mr. Andrews seconded. All in favor. Motion approved.

Ms. Myers made a motion to allow the rental even though the present owner has owned the house less than 3 years. This is due to certain circumstances. Mr. Vincent seconded. All in favor. Motion approved.

Ms. Olimpieri made a motion to approve the purchase of 20 Locust Road by Peter Lutz from Trudi Born. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Mr. Lutz's parents, Peter Sr., and Maureen Lutz will be living in the home as their primary residence. They have been vetted.

REAL ESTATE: TOM DUFFY

Ms. Olimpieri read a letter sent from Mr. Duffy, who could not attend the meeting:

An application from Anthony Spennicchia of 9 Hilltop Lane has been submitted for the building of a garage. Mr. Duffy is away, and he would like the Board to discuss and either decide on this or hold until August meeting. He did state that previous Boards have allowed stockholders to go onto fire buffer and allowed people to use fire easements. He said that Mr. Spennicchia setbacks are not more than four feet from every point. We allowed the Wichas to have a deck on the side of their house going into the fire buffer road. Mr. Duffy does not want to make the recommendation as he is not at the meeting but would like the Board to discuss it. He feels that there is such a large piece of property and does not come closer than 50-100 feet from any other house. We have set precedents before. Twenty-five feet is the rule for aesthetics on Vail's Lake Shore Drive. Other people have crossed the lines. So again, Mr. Duffy asked if the Board wants to wait until August and he can explain his pros on this at that meeting.

Mr. Duffy is making a motion to accept the application from Tom Stevens of 86 VLSD to remove the decorative grass from the front of his house and stone wall, to be able to replace with railroads ties to match the side of the house for a more aesthetically pleasing look. Also, to add a small fence to the top of the wall. In no area would any of this be taller than four feet.

Mr. Janecek made a motion to approve the plans for Mr. Spennechia pursuant to having Mr. Spennicchia cutting to the ground the cement that is there, prior to submitting plans to the Town of Southeast. Ms. Myers seconded. All in favor. Motion approved.

A real estate application from Angela Terilli regarding the installation of a garage will be discussed at the August meeting.

NEW BUSINESS:

Ms. Myers made a motion for James Falese, owner of 113 Vails Lake Shore Drive to submit a rental application for the use and occupancy of his home by John Moore, twenty-one days prior to the next Board meeting. Mr. Early seconded. Mr. Janecek opposed. All others in favor.

The meeting adjourned at 9:30 pm.