

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

**BOARD MEETING**

**June 23, 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. Janecek, Mr. McGuinness, Ms. Myers, Ms. Rubini, Ms. Salerno, Mr. Waltzer, Ms. DiDomenico, Mr. Duffy, Mr. LaRocca, and Ms. Mytych. Absent: Ms. Olimpieri

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to accept the minutes of the April 2022 meeting. Mr. Waltzer seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve the minutes of the May 2022 meeting. Mr. Andrews seconded. Ms. DiDomenico, Mr. Duffy, Mr. LaRocca, and Ms. Mytych abstained. All others in favor. Motion approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

Ms. DiDomenico discussed the letters she has been receiving about being charged a monthly amount of what rent would be at 75 Vail's Lake Shore Drive. Her employee lives in the house and although she is not charged rent, the Grove requires 10% monthly for what the rental value would be. Ms. DiDomenico stated that there are eight people in her home at 89 Vails Lake Shore Drive and that they utilize both homes, so there should be no issue about "rental" to employee. Ms. Salerno reminded Ms. DiDomenico that the Board has spoken about this issue at numerous meetings. Ms. Rubini spoke of legalities; the Board has been told that the employee lives there and that Dr. Palaia, the actual owner of the house lives there as well. The Board has asked that Dr. Palaia show proof of residency by August 31 to show that he does live there. The rental fee for July and August will be put on hold for now. Past payments are still due. If the proof of Dr. Palaia's residency is not shown by August 31, July and August and all future charges will be added. Dr. Palaia is required to show two proofs of residency for 75 Vails Lake Shore Drive. Mr. Waltzer made a motion that as soon as this information is received by the office, the 10% rental fee will be stopped. Previous back charges will remain. Mr. Andrews seconded. All in favor. Motion approved.

Mr. James Collins reminded all the July 4<sup>th</sup> is coming and he would like a longer parade. Mr. Collins asks that when blacktop work is done, can the Grove please do the tennis courts.

Ms. Sandra Yablonski of White Oak Lane shared the damage she had to her house during the torrential rains and the water coming from Route 121 and Vails Golf Course. Damage was done to her hot water heater, washer, and dryer; there are rocks and stones in drainage pipes and there was no place for water to flow. Ms. Laurie Leavy also stated that she had the same issues. Speeding on Route 121 was also discussed. Mr. Andrews stated that that is not a Grove issue. Ms. Salerno suggested calling the Putnam County Sheriff. Mr. Waltzer stated that a letter should be sent as a community about speeding and the drainage issues to be taken care of. A letter will be sent.

Ms. Leavy stated that she had devastating damage, five feet of water and that there are many utilities involved (State, Golf Course) and asks that the Board deal with it as a neighborhood. Ms. Salerno said the issue is the damage the water could do, and she will reach out to Tony Hay and Warren Lucas. Mr. Waltzer would like the letter to go to government officials, County Executives, Town Supervisors, Senators, Albany, and Representatives in Albany.

Ms. Marie Miele then spoke.

She stated that she went to Ms. Leavy's home and saw water coming in a very dangerous way. She asked if residents could go through Vail's Grove Insurance Company; can a claim be made? Also, she suggests contacting the State for the people who were affected by Route 121 water runoff. Mr. Andrews suggested that some people should go to Energy Solutions, who designed the filters put into catch basins. He said when the filters were removed, the water stopped flowing right away. Mr. McGuinness suggested that Tony Hay should fight for Vails Grove and to deal with Energy Solutions about remediation. Ms. Myers asked who the lead on this project was. East of Hudson Watershed received a grant from NYS. Mr. Duffy explained that the water had nowhere to go and said that Vails Grove paid about \$10k about 10 years ago for a drain behind Ms. Leavy's house. He stated that the problem from 121 is an issue for NYS and Vails Golf Course.

Mr. McGuinness stated that workers on site from DDD Industrial, said the filters were not made for this amount of water going in to catch basins.

### **COMMUNICATIONS NOT INCLUDED IN REPORTS**

Karen Roach from North Salem Tax office sent Tax rebate check information. Also, on website.

Mr. LaRocca is concerned about the traffic from construction on Route 121 and he is concerned about people driving through the Grove to get around the lane closures. Mr. LaRocca suggested cones, signs and hopefully police. Perhaps signs at our entrances to let people know they cannot come in. Mr. Janecek suggested hiring ex-cops to work to alleviate problem during rush hours. Ms. Broderick asked if there is a project manager who could be contacted with problems. The company is based in Yonkers. (Transit Construction Corporation of Yonkers).

Mr. LaRocca also stated he was able to define trees that would be good for re-planting – he sent to Board for various locations.

## **COMMITTEE REPORTS**

### **CHAIRPERSON: JULIANN SALERNO**

Ms. Salerno stated that there are stockholders that need to cut back bushes and brush from their properties as they create a danger situation. A robo-call will be sent out. Mr. Andrews said if stockholders do not do in a reasonable amount of time, we will do it and charge people back.

### **VICE-CHAIRPERSON: NR**

### **VICE-PRESIDENT: NR**

### **SECRETARY/ OFFICE: TOM DUFFY**

Primarily, I would like to thank the Board of Directors for being so supportive and caring and understanding during this very difficult time for me. It was an awful and traumatic accident, and I cannot wait to have this be behind me.

Thank you to those of you for pitching in currently. Julie, thank you for being sure the office was being dealt with, along with Sarah Broderick and Jill Olimpieri. With the Grove not having a maintenance man, thank you so very much to Hugh Andrews for taking on so much. Thanks to the rest of you for taking on certain items that needed to be done. You all stepped up to the plate and you made my recuperation a little less stressful. It is not over yet, but I am positive and patient. I plan to increase my hours, along with working from home, as time goes by. I have physical therapy three times a week and rely of many different people for rides.

The AWQR – Annual Water Quality Report for 2021 is complete, submitted to the State and is on the website and Facebook for all residents to review. July billing will go out before we know it along with the July Vail's Voice. Carol Harting asked for submissions by June 23<sup>rd</sup>. Please respect her deadline. The new Robo-call system is great. The timing for the change was wonderful as I and Julie can make these calls from our cell phones and the entire list gets the message within just a few minutes, Thank you to Karen and John Breidenbach for the offer of three yards of sand, I put the word out on Facebook and before we knew it, Mike Early, David and Amy Janecek loaded the sand into Mikes truck and they, along with Mike Broderick got the sand onto the beach. Great community!

Thanks to Hugh and his crew of wonderful volunteers for getting the docks, float, ladders in. The lifeguards also were terrific in getting everything ready for the season,

As with every summer, complaints are coming in about boats driving too fast, too close to shore and going in the wrong direction. Sadly, the office cannot do anything about this other to remind folks about this. If you see any of these issues happening, wave the boat down and inform the driver of the proper lake rules for safety.

The Naming Opportunity Committee, me, is happy to say that John and Anne Marie Keiley donated a new picnic table for the playground. Before I order, it would be great to get one more table donated for the playground, which looks so terrific! Let me know in office if you are interested. Any donations are welcome also to refurbish the BASKETBALL courts. All donators' names will be included on a plaque that will be at the courts. All plaques already ordered will be installed shortly.

**TREASURER: ELLEN MYTYCH**

Ms. Mytych reported that the budget is in very good shape for halfway through the year.

**INSURANCE: NR**

**BUILDINGS AND GROUNDS: HUGH ANDREWS**

Mr. Andrews reported that many potholes were filled around the Grove

**PAVILION: CINDY BATTREALL**

Ms. Broderick made motion for approval for Bill Devine for Sept 17. Ms. Myers seconded. All in favor.

Ms. Broderick made motion for rental for Paul Iarossi for July 30. Ms. Myers seconded. All in favor.

**OMBUDSMAN: JOAN MYERS**

Ms. Myers is working on something with Helen Vail, and she will fill the Board in later.

**REAL ESTATE: TOM DUFFY NR**

**SUNSHINE: SUE ENOS NR**

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

Chris Dress' sister will be staying in his house until her house is ready. She has been vetted and all is fine.

**NORTH END STORAGE: PAT MCGUINNESS NR**

**PUMPHOUSE: PAT MCGUINNESS**

Mr. McGuinness reported that on April 23, pump two went down and needed to be replaced. After replacement, a pipe ruptured. Butler Excavating opened ground, it was fixed, and Durkin Water filled us with water to ensure there was no further interruption. On Sunday, May 15, Mr. McGuinness found that the chlorine level was low, VRI came out and replaced and levels were then fine. A week later Mr. McGuinness again noticed the levels were low; Mr. McGuinness was able to correct the issue, and all is fine.

**PLEC: JACK WALTZER**

PLEC now has \$17195 in the brook cleanout fund, enough (plus some left over for later work to cover the cleanout of the 1300 feet from the outflow to the parcel owned by Putnam Land Trust. That parcel will require work when/if we can get the PCLT to agree and sign. The work on Phase 1 is scheduled to begin 7/20/2022. PLEC representatives went to the last meeting of the Putnam County Board of Legislators, but as we were not on the agenda, we could not speak our plea for additional funding. We are in the process of getting on their agenda as soon as we can. In the meantime, we presented each Legislator with a small booklet with pictures outlining our high-water problem and what we think requires their intervention.

**BEACH: JULIANN SALERNO/MEGHAN CASSIDY**

Ms. Salerno reported that the beach is open daily. We have ten lifeguards who are doing an excellent job.

**RECREATION: JULIANN SALERNO**

Ms. Salerno reported that the July 4<sup>th</sup> parade will begin at North End at 11:00 am.

**PLAYGROUND: SARAH BRODERICK NR**

**NEW BUSINESS: NONE**

**Meeting adjourned at 9:17 pm**