

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

**BOARD MEETING**

**June 15, 2023**

**CALL TO ORDER:**

Ms. Salerno called the meeting to order at 8:20 and asked all to stand for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

There was no meeting in May 2023. The minutes from April 2023 were previously accepted.

**COMMENTS AND CONCERNS OF STOCKHOLDERS:**

Mr. James Collins spoke to the Board. The Bus Driver who picks him up and brings him back to the Grove, said that he is having trouble seeing when he is pulling out on the Grove. The issue is to the right of the entrance. Someone also stated that making a right turn out of Ramp 3 onto Route 121 is also a bad spot. Buildings and Grounds will address these trim issues.

**COMMITTEE REPORTS**

**CHAIRPERSON: JULIANN SALERNO NR**

**VICE-CHAIRPERSON: NR**

**VICE-PRESIDENT: NR**

**SECRETARY/OFFICE: TOM DUFFY/CINDY BATTREALL**

As the May 18, 2023, was cancelled, the following were voted on through e-mail:

Mr. Duffy made a motion to ratify the following and Ms. Rubini seconded:

Application from Justin Werner of 16 VLSD to install a 42-inch-high post and rail fence with black wire mesh to enclose the backyard. It will attach to the existing fence. APPROVED

Application from Matt Luccarelli of 11 Hilltop Lane to install a fence thirty-seven feet across backyard. It will be ten feet from the north side of the house and fourteen feet from the south. APPROVED

Application from John and Katherine Emminger of 2 Maple Lane to install an 8 x 10 shed and a 3-4-foot-high split rail fence with mesh around the perimeter of property. APPROVED

Application from Sheila and Paul DeFelice to demolish the existing deck on the west rear side of the house and construct a larger deck. APPROVED

Application from Colleen Rodriguez to rent Pavilion of July 1. APPROVED

Application form Patti Ford to rent Pavilion on May 27. APPROVED

Quarterly invoices, Vails Voice and the new Directory information sheet will be ready at the start of July. The office plans to get the new directory printed and out to residents with the October mailing. Reminder that the Annual Meeting is on September 10. The following terms will be up this year. Ms. Salerno, Mr. Andrews, Ms. Rubini, and Mr. Vincent. Info about the process will go out in a separate mailing in July.

The Office will be closed on July 3 and fourth.

The Office continues to assist B&G and thanks Mr. Andrews and Mr. Trcla for being so wonderful to work with.

#### **TREASURER: ELLEN MYTYCH**

Ms. Mytych reported that the budget is right on target for the first half of 2023.

#### **BUILDINGS & GROUNDS: HUGH ANDREWS**

##### **JUNE:**

B&G has been busy getting the beach ready for a great season of fun and safety. Three loads of sand were delivered and spread. The swim float has been repaired and put in place. And the water is up and running for cleaning. Thank you, Petr has constructed new kayak racks and created a launch area, at the Pavilion. Thank you, Petr. B&G had a delivery of mulch, for the playground and spread where needed. Thank you, Petr. B&G has been clearing and cutting brush that was protruding into the roadways along with the never-ending residents brush pick up. Thank you Petr. Both generators have been serviced by Alta, and both are running properly. Ongoing renovations are happening in the Pavilion. We received a check reimbursement from Amazon for the damaged mailboxes which will now begin to be fixed/repared by Petr. Thank you so much Mike Early for your extreme efforts in obtaining this money from Amazon. The flags at the Veterans Monument have all been replaced, as well as the flags across from the Pavilion. All boat docks have been repaired and adjusted according to need. B&G has been busy with dock space assignments.

##### **APRIL:**

B&G continues to weed and trim common area gardens as needed throughout Grove; Yard waste will continue to be picked up randomly as needed throughout the season. PLEASE ADHERE TO THE RULES for waste yard pickup and be patient as to when items are picked up. All flags at Veterans Monument have been replaced. The Grove garage clean out project is underway and has

already been organized and cleaned considerably. Pavilion renovations are on-going. All speed bumps have been installed have been busy with the on-going water leak issues. The excavation is done by Butler Excavating and plumbing by John Goodman. B&G has been in communication with Warren Lucas regarding shareholders leaking water meters. Warren has informed us that the 10-year warranty has expired and now the repair and the expense of the meter is the responsibility of the owner. Lastly, flowers and plants have been potted and look great.

#### **INSURANCE:**

A note will be placed in Indu Sagers file that the shed on her property will need to be removed when she sells. If no issues with the shed arise or anything from the tree, the shed can stay. The shed is on Coop property which was not known until there was recently an issue with a tree.

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

Ms. Rubini made a motion to accept rental application from Mr. Francisco for large room on October 28, 2023. Ms. Myers seconded. All in favor. Motion approved.

Ms. Rubini made a motion to accept rental application from Mr. Guzman for large room on October 7, 2023. Ms. Myers seconded. All in favor. Motion approved.

Ms. Rubini made a motion to accept rental application for large room from Barbara Bigler for large room on June 24, 2023. Ms. Myers seconded. All in favor. Motion approved.

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

Vetting was complete for Marissa O'Brien at 82 Vails Lake Shore Drive. The results are fine.

#### **PLEC: DAVE BRUEN**

Treasurer reports \$3080 balance in account. Reviewed the Little Bear Environmental Consulting report (cost \$2000). Very detailed with photos of various invasive plants. Scott Cerosky and Gerard went through stream and cut and removed many downed trees and branches. Brad Schwartz spoke on the development of an RFP which will be used to solicit a few contractors to perform the stream cleanup. We are looking for more contractor suggestions. The \$150K grant through Putnam/Southeast was discussed as well as a possible \$100k Brad S. has solicited through Sen. Pete Harkham's office. The Town of Southeast needs four permanent and two temporary easements to proceed with the Cobb Road culvert project. The Town has procured \$600k towards the project which is estimated to cost \$1.3M. Town is looking for additional funding. Brief discussion on the increased volume of weeds in the lake and the need for carp in the future. Thank you to Charlie Voelkl for chairing the meeting.

#### **LEGAL: MARY RUBINI**

Regarding the water flooding issue to the Duffy house, and all correspondence with various people about it, Ms. Rubini stated that no claims were answered, East of Hudson would not cover it, Ms. Rubini sent letters and they were all ignored. Letter from EOH stated the issue was not the filter. Ms. Rubini suggested that we consult with outside legal counsel. Ms. Myers suggested to publicly talk about the issue EOH, etc., and "Shame Them."

## **BEACH: JULIANN SALERNO/MEGHAN CASSIDY**

Ms. Salerno stated that the beach is ready with seven lifeguards hired. There will be a Beach Cocktail party on June 17<sup>th</sup>.

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

Summer is here, and the recreation committee is planning some great summer events. To kick off the summer season there will be beach happy hour on Saturday, June 17<sup>th</sup>. Bring your favorite drink and snacks to share. Happy hour will begin at 5 pm at the beach. This is a weather dependent event. In addition to happy hour, we will be passing out 2023 beach bracelets to community members. The bracelets are part of a new beach policy to ensure residents and guests can be easily identified by our lifeguards.

Our traditional 4<sup>th</sup> of July parade will occur on July 4<sup>th</sup> with a ceremony and hot dogs at the pavilion. Watch for more details.

This year we are also bringing back water sports day! There will be a sandcastle contest, greased watermelon, swim, land relay's and more. Save the date, Saturday July 15<sup>th</sup> at the beach. Watch for more details.

Christmas in July... Save the date of the annual Vail's Grove Holiday party, Saturday December 16<sup>th</sup>.

## **PLAYGROUND:**

Ms. Broderick reviewed the list of playground rules. A sign will be made.

## **NEW BUSINESS:**

Ms. Helen Vail suggested that Vails investigate a composting program as a community to protect our earth. Ms. Vail volunteered to contact the company and set up an informational meeting.

**The meeting adjourned at 9:30 pm.**