

# **VAILS GROVE COOPERATIVE, INC.**

## **BOARD MEETING**

**JUNE 19, 2025**

### **CALL TO ORDER/PLEDGE OF ALLEGIANCE**

The meeting was called to order at 8:17 pm. All stood for the Pledge of Allegiance.

### **ATTENDANCE:**

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

### **ACCEPTANCE OF MINUTES:**

Ms. Salerno made a motion to approve the minutes from the May 2025 meeting. Mr. Vincent seconded. Mr. McGuinness abstained. All others in favor.

### **COMMENTS AND COMCERNS OF STOCKHOLDERS:**

Mr. Dress stated that Nathans on the Blacktop was a great event. He asked if there is a schedule for collecting of lake weeds on the roadside. Ms. Myers replied that Petr does pick-ups when he can and they are easier to pick up when dry.

### **COMUNICATIONS NOT INCLUDED IN REPORTS:**

Liz Morley, a yoga instructor sent a letter, requesting to be able to have Yoga classes here at the Grove on Saturdays. As the Pavilion is rented most Saturdays, we will respond to Ms. Morley that the scheduling would not be good and we thank her for the interest.

The office received a letter from Carol Harting that Tim Curran cut one of her trees while she was away. When asked if he had done it, he said he was trimming it and it got out of hand. Now there are ugly stumps. Two years ago, he trimmed the same tree and Ms. Harting told him not to it again. At the same time, it appears he “trimmed” the forsythia. Ms. Harting asks that the Board take some action on this intrusion onto her property and loss of a large tree. Ms. Salerno made a motion to

send a letter to Mr. Curran, giving him one month from the date of letter to remove the stumps, and pay a fine of \$100. Ms. Olimpieri seconded. All in favor.

The office received a letter from Tanja Myers regarding her concern of water run-off at 7 Vail's Lake Shore Drive. The Board will investigate and see what can be mitigated.

## **COMMITTEE REPORTS**

### **CHAIRPERSON: JOAN MYERS**

As Ombudsman, Ms. Myers will follow up on a situation regarding a neighbor who is having an issue with her neighbor.

### **VICE-PRESIDENT/LONG RANGE PLANNING: DAVID JANECEK**

Mr. Janecek discussed the RFP for the purchase of a new generator for the pump house. Notice will be given to residents that in 10 days the board will take a vote and then re-ratify at the next meeting. Mr. Janecek then made a motion to authorize up to \$7500 to fix the drainage between 8 and 10 Locust Road; and to authorize up to \$5500 to repair the drainage at 35 Vail's Lake Shore Drive. Mr. McGuinness seconded. All in favor.

Mr. Janecek stated there are some items at the North End that should be completed by our landscaper. Richard said he will take care of them on June 20.

Mr. Janecek stated that Vail's Grove needs to get information about who has oil tanks and what kind. A form will be sent out shortly to all residents to complete and return to office by August 1, 2025, along with proof of insurance.

Mr. Janecek was asked to review the Aesthetics rule and asked for Board members to look at the present Rules, red line any issues they think should be changed. This will be discussed at next meeting.

Ms. Myers stated that in Executive session, the Board discussed the issue of a stockholder having pipes leading from his house into out drainage system at Beach. Mr. Early made a motion to send a letter to Mr. Larry Feder asking him to move the pipes so they are not draining into our system. This work needs to be completed by 21 days from the receipt of letter. Mr. Vincent seconded. All in favor.

Ms. Myers discussed and explained the need for getting a bond to have the total of crime insurance to be \$128,000. A Stockholder is trying to re-finance her house and the mortgage company states that they need the insurance coverage to be increased. The mortgage company who is working on this re-finance for a present owner, states that once they have all items on their checklist for this re-finance, they will be able to finance at Vail's Grove without any issue. Mr. Vincent made a motion to raise the crime insurance to \$128,000 for an additional cost of \$626.00 for the year. If we increase this, this mortgage company will be able to offer Vail's Grove residents mortgages, as they will already have Vail's Grove as pre-approved. Mr. DeFelice seconded. All in favor.

**TREASURER: ELLEN MYTYCH**

Year to date reported income adjusted as follows:

\$513,027.40 Total Income

-\$40,317.67 income from tennis court fundraising

-\$149,400 income from the sale of 14 Locust Road

\$323,309.73 is adjusted Total Income. Represents 52.95% of our 2025 budget. For the middle of the year, this is right on target.

Attached please find spending and income report for the Tennis Courts. We agreed to spend up to \$100,000 on the tennis courts. To date we have spent \$43,095.88.

Capital Funds

\$70,822.56 Chase

\$217,698.85 M&T

\$288,521.41

-\$56,904.12 Remainder of funds set aside for Tennis Courts

\$231,617.29 Total

## **PAVILION: ELLEN MYTYCH**

Ms. Mytych made a motion to approve Pavilion rental to Jonathan Flink on August 2, 2025. 30 people to attend. Mr. Vincent seconded. All in favor.

## **BEACH: PAUL DEFELICE/CHRIS DRESS**

The Beach has seen some updates, with more to come. Fresh sand has been delivered and the umbrellas over the picnic tables has been replaced. Our float was finally located and towed back by Paul and Chris – we will make sure its secured high and dry this fall so it doesn't drift away again.

We have added new party lights, mulch and flowers near the shed Everything is looking great! The defibrillator has been serviced, and its in good working order. Mr. DeFelice made a motion to spend up to \$2000 to cover the cost for a new defibrillator for the Pavilion. Ms. Salerno seconded. All in favor. Mr. DeFelice has also repaired a broken sand rake and cleared old items and trash from around the shed.

Petr pressure washed the chairs and cleared the storm drains on the ramp to help reduce flooding and erosion. We will be re-positioning the beach perimeter, ropes, which are currently too far to the right, and not keeping swimmers away from the old concrete dock supports. We will also add the ropes to define a swimming area for young children. Some of the lines have been replaced this year. I would like to recommend removing the old rusted equipment and lighter fluid from the grill area. While shareholders are welcome to use the grill, its unsafe and unsightly to leave these items behind- especially the lighter fluid.

Lastly, Mr. DeFelice have asked the staff to put away all umbrellas at the end of their shift each day

## **TENNIS: PAUL DEFELICE**

We have a tentative start date for court construction to begin the third week of July. Unfortunately, the contractors schedule was delayed due to the unusually rainy spring. Our fundraising efforts – both the letter writing campaign and Nathans on the Blacktop BBQ, were a tremendous success. We received generous support from shareholders, who helped with the cooking, donating prizes, rented equipment and covered the cost of the DJ. It truly was an amazing night.

Thank you to everyone who assisted with setting up and breaking down tables and chairs, and a special thanks to Tom Stevens for his time and culinary talents in preparing delicious foods.

Mr. DeFelice would like to thank Sheila DeFelice and Joan Myers for organizing and coordinating their successful fundraising projects.

To date, we have raised \$13,600 through these efforts. The estimated cost of the court project is \$130,000 with an additional \$2800 for tree work. Fundraising proceeds will help cover related expenses such as ring cameras, a keyless entry system, landscaping, a court scheduling app to reserve court time and any unforeseen cost that may arise. Mr. DeFelice stated there would be another Tennis fundraiser on August 31<sup>st</sup>.

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

Mr. Duffy reported that we were just notified of the passing of Carol Hartings husband, Ray Harting. Mr. Harting was Chairperson of the Board from 2001-2002 and 2003-2004. Mr. Duffy gave Ms. Harting our condolences.

**REAL ESTATE: TOM DUFFY**

Mr. Duffy made a motion to approve plans submitted by Carol Harting of 45 VLSD for a new deck so that we can give her a letter to be able to get a variance. The present deck will be removed and replaced with the exact size in Trex material. The Building Department said she does not have a Certificate of Occupancy so we are going to grant her approval to get the variance. Ms. Rubini seconded. All in favor. Mr. Duffy spoke about Mr. Ray Harting, who recently passed away. Mr. Duffy thanks Mr. Harting for his community spirit and give all condolences to Harting family.

Mr. Duffy stated that Ana Hoffman on Hilltop Lane is putting a small shed on the east side of house- its moveable and very small. Mr. Duffy made the motion. Mr. DeFelice seconded. All in favor.

## **BUILDINGS & GROUNDS: JOAN GABEL MYERS**

Petr has been busy with the following projects:

- Replaced stones and steps at flagpole
- Placed a stone border around flagpole area
- Continued to pick up brush, sticks, lake weeds and debris
- Put out docks, float, ropes, etc. at beach
- Cleaned up and planted at the beach
- Replaced light bulbs
- Finishing all docks
- Pick up debris, leaves, branches in neighborhood
- Fixing bathrooms door inside Pavilion
- Fixing ceiling lights in small room
- Fixing and installing new door stop in kitchen doors
- Fixing big sliding door between small and big room
- Weeding around Pavilion building
- Ramp 3-trim around the road and bottom of the ramp and in front of resident's house where needed. house there is always an abundance of overgrown bushes that goes into the road so needs to be trimmed once in awhile
- Trimming all necessary trees and bushes growing over roads in other places
- Getting beach ready, ropes, new lights and power washing all chairs

Ms. Myers made a motion that we not spread the wood chips from the O'Loughlin's cut down trees around the base of the pine tree. Ms. Mytych seconded. In favor of the motion not to spread: Ms. Mytych, Mr. LaRocca, Mr. Early, Mr. Janecek, Mr. Duffy, Mr. Vincent, Mr. DeFelice and Mr. McGuinness. Motion approved.

## **MEMBERSHIP: JILL OLIMPIERI/JOAN GABEL MYERS**

Ms. Olimpieri made a motion to approve membership application from Mark Buettler and Abbey Macdonald to purchase 24 Orchard Road. Ms. Salerno seconded. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri made a motion to approve membership application from Malissa Antonucci for the purchase of 2 Maple Lane. Mr. Defelice seconded. Ms. Rubini abstained. All others in favor.



Ms. Olimpieri made a motion to approve membership application from Mandy Lee Stuart for the purchase of 8 Terrace Road. Mr. Vincent seconded. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri made a motion to approve the rental of 82 VLSD for a short-term rental. Mr. Vincent seconded. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri made a motion to approve adding Juliet Aguiar name to the Stock and Lease with Daniel Sweeney. Ms. Vincent seconded. All in favor.

Mr. Olimpieri made a motion to approve the short-term rental of Marie Fagan at 24 Orchard Road after sale closing. Mr. Defelice seconded. All in favor. 10% of the rent will be paid to the Grove each month.

### **SUNSHINE:**

Get Well wishes to Marie Iarossi, Bernard Ross, Don Burrows, Pat McGuinness, John Hillner and Dave Bruen.

Welcome to baby Lucy Margaret, and congratulations to Thomas and Christina Vail and grandmother Peggy Vail.

Welcome baby girl Dylan and congratulations to parents Matt and Lisa Foley

Congratulations to Maree and John Hartley on the arrival of grandson William

Sincerest condolences to Carol Harting and Family on the passing of Ray Harting. Ray was a Board member for many years and Board Chairman from 2001-2002, and 2003-2004. Condolences to Brandon and Kevin Tompkins on the passing of their mother, longtime resident Patti Tompkins.

### **RECREATION: J. SALERNO, S. BRODERICK, P. VINCENT, N. EARLY, MEGHAN CASSIDY**

Join us for the annual 4<sup>th</sup> of July parade starting at 11:00 am at the North End. A ceremony and hot dogs to follow at the Pavilion. We can't wait to see all your patriotic spirit and festive flair!

Keep the celebration going with Movie Night on Saturday, July 5<sup>th</sup> at the Frank Cassidy Memorial Beach for a movie night.

Concession opens at 7:00 pm. Movie begins at around 8:00 pm. Bring a blanket or chair, sit back and enjoy a movie under the stars. BYOB.

Mark your calendar for our future Recreation events. (all events are subject to change or cancellation)

Friday, July 4<sup>th</sup> – 4<sup>th</sup> of July Parade

Saturday, July 5 – Movie night at the Beach

Sunday, August 3 – Cardboard Boat Regatta and Beach Picnic

Saturday, August 30 – Beach Party – Live music by Bionic Leisure Suit!

Saturday, September 13 – Bingo

Saturday, October 25 – Halloween Dance Party

Saturday, December 13 – Christmas Party

**PLEC:**

There will be a meeting at Pietsch's. This year, it is too late to treat the weeds in the lake. There cannot be any more CARP added to lake. Next May, treatment will happen. PLEC is hoping for \$150 per house to cover the costs.

**NEW BUSINESS:**

Mr. John Hillner would like to make a six-foot swale on the Grove side of the property.

Meeting adjourned at 9:09 pm