

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

**BOARD MEETING**

**March 16, 2023**

**CALL TO ORDER:**

Ms. Salerno called the meeting to order at 8:06 and asked all to stand for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Ms. Broderick made a motion to accept the minutes from the February 16, 2023, meeting. Ms. Myers seconded. Ms. Myers and Ms. Olimpieri abstained. All others in favor. Motion approved.

**COMMENTS AND CONCERNS OF STOCKHOLDERS:**

Mr. James Colins reports he makes sure that no one is coming into the Grove and stealing anything.

**COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

**COMMITTEE REPORTS**

**CHAIRPERSON: NR**

**VICE-CHAIRPERSON: NR**

**VICE-PRESIDENT: NR**

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

Ms. Battreall would like to keep the office door locked with a sign on it, for days when I need to get a lot of work accomplished. I do not know if it will be set days or as needed. I will inform you if that is all right with the Board. It is getting busier and busier each day.

I personally thank Petr Trlica for being such a lovely man to work with and for getting things done in a timely manner.

As the file cabinets that were donated last year never worked, the office has purchased two new cabinets in which all resident files fit and lock securely.

All submissions for April Vails Voice need to be to Carol Harting no later than March 20<sup>th</sup>. This time of year, there are a lot of reminders to go out. Please get these to Carol.

April invoices along with the Vail's Voice will go out at beginning of April.

There will be a port a potty at the playground again this year, but B&G will put a pad on ground for it and extend the garbage enclosure gate for aesthetics. It was a very popular addition last summer.

The office has been working with Hugh Andrews a lot and he is a pleasure and a TREASURE. Thank you, Hugh!

More than half of Boat Storage fees have been paid. In the Vails Voice, I will remind people that if they are not paid by end of April, they MUST remove their boats.

### **TREASURER: ELLEN MYTYCH**

Attached to the packet is the year-to-date summary of our expenses and income. We are on track. Cindy and I are working together to remove & update some of the line items in the report that are outdated and update the amounts on other items as needed.

Since the last Board meeting, the top five expenses, aside from payroll, were as follows:

\$20,078.56 Foley's Pump Service - pulled from M&T capital account / Pumphouse Well #3 back in operating condition.

\$16,283.07 Home Depot - will be pulled from M&T capital account / Flooring for pavilion.

\$4,500.00 Salem Landscaping - pulled from operating account, B&G line item.

\$4,010.06 Laurel Oak Landscaping - pulled from operating account, B&G line item.

Our bank balances as of 3/13/23 are as follows:

M&T: **\$133,969.35**. This is the total of three accounts: one operating account for office to process deposits and write checks. Two other accounts are used as savings and/or capital as needed. Whatever excess we have in the operating account we deposit into the savings/capital funds.

Chase: \$165,074.64. Capital fund.

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

Happy Spring! Spring brings many big and little projects throughout the Grove, and we anticipate a busy season ahead. In the meantime, our Pavilion is getting a complete makeover. Special thanks to Petr and his many skills in doing an amazing job. Also, thanks to the Pavilion Committee for the selection of colors, flooring, and lighting. The Pavilion has taken on a whole new look that we can all be proud to show off,

Two major water leaks have been repaired in the Grove since February. Thank you all for your patience during the water shut offs while repairing. Please note that if a repair was done at or

around your area, blacktop will be applied when the plants re-open in the spring. Thank you for your patience.

B&G along with Pat McGuinness, Cindy Battreall and VRI have attended to major issues during the winter with our pump house and pumphouse generator. Due to the recent power surges and age of our well system components had to be updated and/or replaced along with the #3 well which is our major well had to be replaced. Service agreements were updated also to make sure that our water system is running at its optimum capacity. All residents should feel confident that our water system is now in good running order and peak condition.

We have talked about installing surveillance cameras around the common areas of the rove because of the continuation of dog waste left on the grounds. Do we really want to go this route? We are known for being a unique private community where the residents work together to enjoy the lake and the grounds however, we like. Whether it is boating, fishing, sunbathing, swimming baseball, walks through the Grove, kids playing on the playground, our community offers it all. Everyone shares the space. No one should have to be under cameras watch if you love your community and take pride in it. Please be mindful of this when you are in the situation and do not want to bend down to pick up your dog's waste. You are affecting the entire community and if you do not care then...surveillance cameras many be on the way. Once again, if there are any issues or concerns regarding B&G, please contact the office.

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

Ms. Myers made a motion to approve the application for rental of Pavilion from Joe and Joan DiMauro on April 19, 2023. Mr. Vincent seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve rental application for the Pavilion from Joan and Ken Ford for April 15, 2023. Mr. Andrews seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve application for rental of the Pavilion from Jacqueline Nastasi-Tamburrino (outside rental) for June 3, 2023. Ms. Mytych seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve application for rental of Pavilion by John and Karen Breidenbach for June 17, 2023. Ms. Mytych seconded. All in Favor. Motion approved.

Ms. Myers made a motion to approve rental for Pavilion by Brendy Hernandez (outside rental) for July 22, 2023. Mr. Vincent seconded. All in favor. Motion approved.

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

Ms. Olimpieri made a motion to approve purchase of 2 Maple Lane to John and Katherine Emminger. Family has been interviewed and vetted. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

#### **REAL ESTATE:**

Ms. Myers made a motion to approve a real estate application from Matthew Foley at 10 Hickory Lane. Mr. Andrews seconded. All in favor. Motion approved.

Ms. Myers made a motion to give Mr. Todd Cammissa new approval for a shed that he received approval for in 2011, with a new fee of \$50. Ms. Mytych seconded; Mr. Janecek abstained. All others in favor. Motion approved.

### **PUMPHOUSE: PAT MCGUINNESS**

This past Wednesday (3/8/23), Cindy, Hugh and I had a meeting with Tyler Post and Jim Kane who both work for VRI. It was suggested that VRI, moving forward, be the sole entity to oversee testing our water chlorine levels and all other tests involved with keeping our water safe. As the upkeep of the pump house, water pumps, etc. has become much more involved and, as I stated before, well beyond the knowledge of a volunteer, I agreed with this suggestion. Apart from what is now involved with the upkeep of our continual water safety, my part in this is now kind of a liability to VRI as I am not an employee of the company. If I had done anything wrong as far as reports or testing or whatever, VRI would have to answer for my actions. VRI would be held accountable for any mistakes I might make. Luckily, I have not done anything to put them in the hot seat, so I am walking away from the craps table with money.

So, once again, it was a unanimous decision to have VRI be the only licensed operators for the pump house on record. They will now oversee all testing 24/7 including all weekends and holidays. My last days involving any testing will be this weekend (3/11/23 and 3/12/23). VRI will take over on Monday 3/13/2023.

I am glad to have been able to fill this role in the past. As I have stated before, the integrity of our water system is of the utmost importance. I do not want to be a liability to the residents of Vails Grove or VRI, which I feel I would be moving forward, considering the "fluid" changes (for lack of a better term) that continue to be associated with the water supply for all communities. I will obviously assist in any way I can considering my proximity to the pump house itself but after this weekend, all responsibility will be handed over to VRI.

Thanks to all of you - the Board of Directors - and all the members of our community for entrusting this responsibility to me in the past years. I hope I have been able to at least provide some trust that no matter what happened down at the pump house, the safety of our water was never compromised. I have absolutely no doubt that VRI will provide us with the same piece of mind.

Julie Salerno and Ellen Mytych have been contacted prior to this email to discuss this and confirm that we could afford the cost of this transition with VRI going from checking chlorine levels and such from 5 days a week to 7 days a week and holidays.

Once again, thank you all for allowing me the opportunity to serve in this capacity. Unfortunately, (unless something changes) I will have to miss the March meeting and the meeting in April as well, so I wanted to make sure you were all up to date on this change.

Thank you again and have a good weekend. I will be in NJ on Saturday so I hope those of you attending the spaghetti dinner will have a meatball for me!!

Ms. Rubini added "As a Board, we thank Pat for volunteering for so long."

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

On March 11<sup>th</sup> Dan and Julie Collins with Recreation hosted a spaghetti dinner to support the basketball court makeover. The event was a success with all you can eat dinner, live music, and raffles. With everyone's contributions we were able to raise \$2,000, thank you! Additionally, Kingsley's Deli graciously donated \$500 dollars to our fund, be sure to stop by Kingsley's to thank them. It was a great night with our neighbors and friends, and we hope to host another spaghetti night again soon.

Our next event will be the annual Easter Egg hunt on Sunday, April 2 at 1:00 pm. Come join us at the Vails Grove Playground and search for eggs. Additionally, the Easter bunny will be hopping through for some photo opportunities. This is a weather permitted event.

With the summer just around the corner, keep a look out for some great events.

## **LEND A HAND: HELEN VAIL**

Helen Vail thanked John Myers for always being available to help people around the Grove.

**The meeting adjourned at 9:00 pm.**