

**VAILS GROVE COOPERATIVE, INC.**

**BOARD MEETING**

**MAY 15, 2025**

**CALL TO ORDER: PLEDGE OF ALLEGIANCE**

The meeting was called to order at 8:15 pm and all rose for the pledge. Ms. Salerno stated that it is Law Enforcement Memorial Day. The Board took a minute to think of those lost.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to accept the minutes from the April, 2025 meeting. Mr. DeFelice seconded. Ms. Broderick, Mr. Early and Ms. Olimpieri abstained. All others in favor.

**COMMENTS AND CONCERNS OF STOCKHOLDERS:**

Mr. John O'Loughlin spoke about the large tree on Vails property. He included information about wood chips he would like to place around the tree. (See his letter at end of packet)

**COMMUNICATIONS NOT INCLUDED IN REPORTS:**

We received a letter from Roya Lashkari of Bass Lane regarding an issue with her neighbor. (See her letter at end of packet) The Ombudsman, Joan Myers stated she would deal with this issue. (See letter at end of packet)

The Board received a letter from Emily Paesano of Orchard Road regarding rules of lawn mowing hours at the Grove. Ms. Paesano will be informed there is no rule about times for landscapers. (See letter at end of packet)

Mr. John Hillner of Vail's Lake Shore Drive sent a letter regarding a swale that needs to be fixed. His contractor would do it at no cost to the Grove. Mr. Duffy will look into this request. (See letter at end of packet)

Mr. Vincent submitted a Technology Report regarding the website, electronic payments, etc. Ms. Myers said these suggestions will be reviewed. More info to come. (See letter at end of packet)

## **COMMITTEE REPORTS**

**CHAIRPERSON: JOAN MYERS**

**VICE-CHAIRMAN: MARY RUBINI**

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

Discussed in Executive

**TREASURER: ELLEN MYTYCH**

Ms. Mytych will make an adjustment to the budget regarding the total which includes the Tennis Court money. Income at 48% which is great, expenses at 31% which is very good as well. We have received some donations for the Tennis Courts. Ms. Myers said that there will be a big party on Sunday, May 25 to raise money for the courts. Stockholders are donating prizes for bag raffles and silent auction. This will be a great party.

**PAVILION: ELLEN MYTYCH**

Ms. Mytych made a motion to approve rental to a non-stockholder, Vilma Cruz Quiles in August 2026. Mr. Vincent seconded. All in favor.

Mr. Vincent asked about progress on new tables and chairs. Mr. Janeczek said he is working on that.

Ms. Mytych made a motion to allow the NY Blood Center to use the pavilion for a Blood Drive. Donors will receive 2 vouchers for a Mets game. Ms. Battreall would be happy to coordinate. Date to be determined. Ms. Salerno seconded. All in favor.

Ms. Myers stated that in Executive session, it was discussed to have a water safety course, per the information received from Larry Feder. Ms. Myers made a motion to allow a Coast Guard Auxiliary NYS mandated power boat course to be held in the Pavilion. Date to be determined. Mr. DeFelice seconded. All in favor.

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

So far this year, we have had 6 sales, pretty much at the same time. Right now, we have three sales – which keeps the office very busy with the process from beginning to closings. Thank you again to Denise Andrews for preparing beautiful welcome baskets – tailored for each new owner – they love these baskets.

The 2024 financials will be starting shortly which will be done by Rost & Co, as in the past few years.

The Office is involved somehow with most committees of the Board. There are times when the office is a revolving door. So, when there is a CLOSED sign up on the front door, it means that the office needs some time without interruptions to take care of the day-to-day business of the Grove. It is much appreciated.

Hopefully, I will be able soon to update the Directory – it would be 2025/2026 so perhaps after the summer work can begin on this book – The directory doesn't cost the Grove anything – The money comes from generous advertisers from our communities around us.

The Annual meeting prep will begin in July and as stated previously, 5 positions will be need to be filed. These will all be three-year terms. The Annual meeting will be on Sunday, September 14 at 11 am in the Pavilion.

Pavilion showings are happening all the time, as the outside community has heard how lovely the Pavilion is.

Please read the Vails Voice when it is sent once a quarter. Carol Harting does a great job and there is lots of info included.

If you know of anyone here who is ill, has lost someone or needs some help, please let the office know and our committees will step into action.

If you are on Facebook, Vails Grove has our own group, where information is posted and of course, the Robo Call is a great way to get messages. If you are not

on the Robo Call, please let the office know so we can put you on the list. Best way to get important info quickly.

### **REAL ESTATE: TOM DUFFY**

Mr. Duffy made a motion to approve an application from Tim Curran to install a fence between 44 and 46 VLSD. Mr. Vincent seconded. All in favor.

Mr. Duffy received an application from Ana Hofmann at 7 Hilltop Lane to repair the roof framing and re-roof with new shingles, change in roofline due to demolition discovery of several layers of old roofing and framing; new roof to be aligned along primary/highest existing ridge with continuous sheathing and shingles for structural stability. He is making a motion to approve as this was done as a “structural” issue. Mr. Janecek seconded. All in favor.

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

Ms. Myers reported the following items completed by Petr:

Picked up all side of road trash, emptied garbage cans, removed all debris and sticks left by Stockholders

Built a new dock by the 91/93 fire road

Fixed the dock at the fire road at 63/65 VLSD

Planted flowers and cleaned the Eileen Myers Memorial Garden

Re-did walkway up to flag – removed the decorative cement paver blocks and re-cemented them back in/added decorative gravel.

There was an issue with the docks at 83/85 VLSD – Petr is in process of building new docks. He arranged for someone to take the old ones away. Old docks are gone

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

Ms. Olimpieri made a motion to approve rental at 21 Orchard Road from Deb Felton to Gary and Rosemary James. Ms. Salerno seconded. All in favor.

There was an e-mail motion to approve Ed and Christine McDowell to rent 17 VLSD from Rose Sferlazza. The McDowells lost their house in a fire at Starr Ridge Manor and there was an immediate need. Ms. Rubini seconded. All in favor.

**SUNSHINE: RONNIE WALTZER**

Get well wishes to: Don Burrows, Ronnie Waltzer.

Sadly, Patti Tompkins passed away. Sincerest condolences to Kevin and Brandon.

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

Kick Off the Summer with a Beach Party!

Summer is just around the corner, and we're celebrating with a beach party! Join us on Saturday, June 7th for an evening of fun, light snacks, and live music.

Details:

- Light snacks provided by Recreation
- Concessions available for purchase
- Live music
- BYOB

Come down to the beach and enjoy the beach and neighbors and friends as we welcome the summer season! A flyer with more details will be available soon! Mark your calendar for our future Recreation events. (*All events are subject to change or cancellation*)

Saturday, June 7 – Beach Party

Thursday, July 3 – Movie night at the beach

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

Sunday, August 3 – Cardboard Boat Regatta and Beach Picnic

Saturday, September 13 – Bingo

Saturday, October 25 – Halloween Dance Party

Saturday, December 13 – Christmas Party

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

We are rapidly approaching summer. We have 10 guards for the beach team with 2 alternates to start the season. The guard house supplies were reviewed. Current par levels are adequate. The defibrillator will be checked and serviced if needed. WSI training will take place this weekend. After further discussions with Sarah Cassidy and Chris Dress we decided to change hours of operation to 10 am to 7 pm.

### **IMPORTANT DATES:**

Equipment review May 10<sup>th</sup> was completed

WSI training May 17 (Sat and Sun). If needed will use Pavilion Saturday at the DeFelice home Sunday.

## **TENNIS COURT: PAUL DEFELICE**

We are all set to start the tennis court as soon as possible. We are awaiting the builder to establish a start date. As mentioned earlier all of the tree work was completed. Fundraising efforts are underway. Joan Myers and Sheila DeFelice are heading up two events at this time. The first is Nathans barbeque blacktop which will be held on May 25<sup>th</sup>. As of May 12, approximately 50 pre-sale BBQ dinners have been reserved. Residents have also been asked to RSVP to get a preliminary headcount and help for planning purposes. Second is a letter writing campaign sent to all shareholders asking for donations. The letters went out earlier this week.

### **COMMENTS:**

Janet O'Loughlin spoke about feelings she has about hostility from the Board.  
(See letter at end of packet)

Mr. O'Loughlin stated that Petr is not an arborist or a member of the Board. He requests that Mr. LaRocca look at the wood chips and talk to Petr and then the Board should come to a decision.

### **NEW BUSINESS:**

Ms. Myers reported that there is no specific date for the start of construction on the Tennis Courts. Due to the rain, things have been pushed. Start date for tennis court to be determined.

Ms. Salerno asked if the minutes could be typed closer to the meeting. Ms. Battreall stated that she could try but the office is very busy and sometimes other things take priority. Ms. Salerno asked if they could go out within 2-3 weeks, rather than 2-3 days prior to meeting. The office will certainly try to get this done. Mr. Janecek said he is presently working with an AI agent to do minutes for him – He will find out more and then the office would need to review and be sure the names are all correct. Ms. Battreall also requested that all Board members send in their reports for meeting when requested.

Meeting adjourned at 9:03 pm