

## ANNUAL STOCKHOLDERS MEETING

Sunday, September 18, 2022

### **CALL TO ORDER:**

Chairperson Salerno called the meeting to order at 11:06 am.

The first order of business was the Pledge of Allegiance. Mr. James Collins led the pledge. A moment of silence followed for deceased members, friends, and soldiers abroad and all victims of 9/11/01.

Ms. Salerno then asked Ms. Battreall, Assistant Secretary, if she had presentation of proof of due calling of the meeting. Ms. Battreall stated that she had proof of the proper sending of the meeting's notice. Ms. Salerno asked Ms. Battreall if she had proof of the list of stockholders. Ms. Battreall stated that she had the list of Stockholders including members in good standing as of July 31, 2021. Ms. Battreall stated that there is a quorum for the meeting with fifty-six stockholders either present or by proxy.

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

### **ACCEPTANCE OF MOTION FROM THE FLOOR:**

Chairperson Salerno asked if there was a motion to either read or waive the minutes of the previous Annual Meeting. Ms. Vail made a motion to waive the reading of the minutes of the 2021 Annual Meeting. Seconded by Ms. Waltzer. Unanimous. Chairperson Salerno asked if there is a motion to accept the minutes of the 2021 Annual Meeting. Ms. Enos made the motion. Mr. Spennicchia seconded. All in favor. Motion approved. Ms. Salerno announced that the polls were open and asked if anyone had a proxy or wish to change their proxy. There are five positions open and six candidates running, currently. The Inspectors of Election, Caitlin Lee, Denise Andrews, and Catherine Morris will take the oath of inspectors and then proceed to the office to count the ballots.

Ms. Salerno asked for a motion to ratify the actions of the Board of Directors for the last 12 months. Mr. Kruzykowski made a motion. Ms. VanScoy seconded. All in favor. Motion approved.

The Board of Directors introduced themselves.

### **Reports of Committees:**

Treasurer of the Vail's Grove Board, Ms. Mytych, read the report from the accountant, Peter Rossi:

Overall, the financial statements remain strong and consistent with prior years. Cash balances declined from last year. Overall net income before depreciation was \$19,845.

Excess net income and operating accounts were used as follows:

1. To pay principal balances on the water tank loan which was paid off in 2021.
2. Water testing and pump services
3. Repairs and work related to Hickory, Hilltop and Orchard
4. Installed new playground equipment.

There was an increase to the monthly maintenance charges in 2021.

Thank you to the board and it is a pleasure working with Ellen and the administrative office during the year regarding budgeting, income and expense variances and various other financial data. Overall, the budget compares well to the actual results. This shows that the board takes their responsibility for Vail's Grove seriously.

And as always thank you very much Cindy who provides consistency with the financial data (very important), continues to make the audit go smoothly and keeps the financial data of the Grove in good order.

Chairperson of the Board, Ms. Salerno, presented the 2022 Chairpersons Service Awards:

#### Comments and Concerns of Stockholders:

Mr. Anthony Spennicchia inquired about the progress of his request to purchase fifteen feet of property next to his leased land. He would like to build a garage. Ms. Salerno said that a committee has been formed. The committee will investigate the surveys, by-laws, etc. and the Board hopes to have an answer for him within a few months. Mr. Andrews stated that the property lines could be extended with a variance.

Mr. John Mathieson asked what has been done about hiring a full-time maintenance person now that Mr. Moore has left. He stated the grass pick up is not great and wonders what plans there are. Ms. Salerno stated that there is a committee who is working on the job description for an employee search. Mr. Andrews said we will be looking for a part-time employee. Mr. Mathieson stated that he would like someone with “a personal touch.”

Ms. Helen Vail is coordinating a Blood Drive on Friday, September 23<sup>rd</sup> from 12 noon until 6 pm.

Mr. Bill Kruzykowski asked about the water issue. Mr. McGuinness stated that there is “no emergency.” The tanks are filling up.

Mr. McGuinness also reported that the Boat Storage area is being cleaned up and we are identifying boats/trailers that have been sitting down there for years. We will be notifying the owners and if the items are not removed by end of October, the Grove will remove them, and the owner will be charged for this. We ask that anyone who puts their boat/trailer back down into storage put duct tape on their items and puts their name and phone number on it to identify all items.

#### ELECTION RESULTS:

Ms. Salerno announced the election results: The Board members who were elected are: Mr. David Janecek, Ms. Ellen Mytych, Mr. Pat McGuinness, Mr. Jason LaRocca, and Mr. Michael Early. Congratulations to all.

The annual meeting adjourned at 11:45 am.

Thank you all for coming.