

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

November 21, 2023

CALL TO ORDER: PLEDGE OF ALLEGIANCE:

Ms. Salerno called the meeting to order at 8:11.

ATTENDANCE:

All members are present.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the October 17, 2023, meeting. Ms. Broderick seconded; Mr. Duffy abstained. All others in favor.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Mr. James Collins thanked the Grove for being so nice and wishes everyone a Happy Thanksgiving.

Mr. Chris Dress reported to the Board that he had his vendor get a new saw to lessen the concrete cutting noise. Work will now be done under a tarp.

COMMUNICATIONS NOT INCLUDED IN REPORTS:

The Recreation Committee will be hosting a movie night in the Pavilion on December 3. Concession will be open at 3:30 and the movie will start at 4:30. Pizza and soft drinks will be served. BYOB.

The Vail's Grove Holiday Party will be on Saturday, December 16. Reservations and payment by December 11 at 4 pm.

COMMITTEE REPORTS

CHAIRPERSON: JULIANN SALERNO

As we enter the end of 2023, I would like to thank the members of the Board of Directors for the effort put forth during these past 12 months. Many residents have only a small idea of the work that comes with being a member of the Board of Directors during the year. The responsibility that goes with all the decisions that are made in the best interest of all the residents and owners of Vail's Grove are discussed sometimes over and over to ensure that the final decision and outcomes are fair, equitable and adhere to our Rules and Regulations and proprietary lease. While some outcomes are met with

disappointment by the resident or owner, the Board, and the corresponding committee members responsible for the recommendation exhaust all the possible scenarios before making the final decision.

With the wintry weather just around the corner, please be mindful that our roads are narrow when the snow is piled up after the plows go through. So, when you clear your driveways, and walkways please try not to pile it near the street. Hopefully, the snow will not be measured in feet this year, but only in inches.

Finally, on Saturday November 11th our community came together to dedicate the Jack Waltzer Memorial Garden at the Veterans Monument. It was a fitting tribute to our neighbor and friend who always went beyond in all the positions that he held both on board and in service to his country. I invite you to stop by and look at the beautiful sign. Many thanks to our Buildings and Grounds Chair, Hugh Andrews, and our maintenance person Petr for getting the garden ready and looking good for the dedication. Also, many thanks to Cindy and the Recreation team for the flowers and refreshments following the dedication.

Ms. Salerno reported that Mr. Hugh Andrews has resigned from the Board. Ms. Salerno accepted his resignation.

SECRETARY/OFFICE THOMAS DUFFY/CINDY BATTREALL NR

TREASURER: ELLEN MYTYCH NR

LEGAL:

Ms. Rubini made a motion to accept employee salary information. Ms. Myers seconded. All in favor. Motion approved.

INSURANCE: David Janecek/Peter Vincent NR

BUILDINGS & GROUNDS: HUGH ANDREWS

The refrigerator in the kitchen had a motor and blade replaced this week.

Bell Mechanical came in to do check the heating ducts. They cleaned and changed filters. All in good working order.

Fire Control will be here in February to check extinguishers.

ALTA will be contacted to set up appointments to check the pumphouse and pavilion generators.

Hopefully, the “leave bag” pickups will slow down as it has been made clear that bags that have leaves only and grass clippings will be picked up – also twigs and small branches must be cut into neatly stacked 4-foot lengths. Nothing else should be put out for pick up.

There are folks going into the North End to dispose of their own trash and seem to be using the North End for other things. The North End should only be used for the purposes of putting boats in and then removing them. Gate should not be left open. Keyholders should follow the procedures they agreed to when they signed a form prior to getting a key. This is for the safety of the North End and belongings put in there by stockholders.

Ms. Battreall would like to remind you all that their boat stickers need to be displayed on their boats and trailers by a certain date. If they are not, I suggest these people are billed \$100 in their

account and \$100 for every month they do not put stickers on and pay if they have not. Someone who knows whose boats are whose, would need to go into the North End to identify.

Petr will be finishing the small room once outside issues are taken care of.

The camera at the front door is not working. I had Evans Alarm come by. He gave me one quote of \$3700 to change monitor to eight screens, network DVR for remote viewing, record, and playback caught on camera, hard drive. I do not think this is worth it and think we should go with a front camera replacement for \$370.00.

Work at the Veterans Monument was completed prior to the dedication of garden in Jack Waltzers name. The garden looked great.

The Beach docks and the Pavilion docks have been removed. Thank you to Hugh Andrews, Petr Trlica, Tom Duffy, Everett Taylor, Dennis Ryan, Mike Broderick and Mike Early.

The faucet that has been leaking forever has been changed and is great!

PAVILION: CINDY BATTREALL

Ms. Myers made a motion to approve Pavilion rental application from Jaime Laurino for December 2, 2023. Ms. Rubini seconded. All in favor.

Ms. Myers made a motion to approve Pavilion application from Kellianne Hvisch for May 4, 2024. Ms. Rubini seconded. All in favor.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Ms. Olimpieri made a Motion to approve Darina Fox to purchase 10 Locust Road from Bri Kane. Darina was vetted and interviewed. Ms. Myers seconded. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri made a motion to ratify the motion that was voted on via email to approve the Buchanan Family (John, Lia, and John) to rent 74 Vails Lake Shore Drive from Chris and Theresa Steffen. The family was vetted and interviewed. The lease starts on November 15, 2023, and ends on November 15, 2024.

TREES – JASON LaROCCA

As a reminder, if you see a tree on a neighbor's property that you are concerned about, please reach out to that neighbor directly. If a neighbor cannot or is unable to take down/prune a potentially hazardous tree, the homeowner that is concerned about a neighbor's tree should get an inspection, letter from a certified arborist, and send the letter to the neighbor via certified mail. This is for insurance purposes only (it will not stop a neighbor's tree from damaging your house), but it is the best way to address a concerning tree if the neighbor does not want to take something down themselves.

If you are not sure if a tree is on your property, if it belongs to a neighbor, or is on Vail's Grove common property, please refer to your property survey. Each shareholder has been issued a copy of their survey, but a replacement can be requested from the office.

As noted previously, it would be impossible for the tree committee to identify all trees that could pose a hazard, so if you see anything that you feel needs to be brought to our attention, please email the Tree Committee chair Jason LaRocca at jasonlarocca@gmail.com.

Vail's Grove Court Committee: Joan Myers (Board Liaison), Paul DeFelice, Jason LaRocca, Robert Lee, Carol Terilli

Vail's Grove Cooperative Board of Directors appoints this committee to prepare and share a development plan for the North End Court Renovation. The current courts are in disrepair. In years past, the courts served as a social and recreational resource to Vail's Grove residents increasing community use of shared cooperative space. New courts would be an amenity that adds value to our community and homes.

To inform this process, a survey has been created to poll Vail's Grove residents regarding their needs, preferences, and ideas for the project. Each household will be allowed one response which will be tracked by Name/street address and email responses.

Please click the link below or scan the QR code to access the survey.

[Vail's Grove Court Committee Survey 2023](#)



(Use your phone camera to hover over the QR code. The link appears on your phone within the picture frame. Click on the link to access the survey)

NAMING OPPORTUNITIES: CINDY BATTREALL

I would like it if the Board could take some time and over the next few months, send me any ideas you have for naming opportunities. Playground, Beach, various little gardens around the Grove, North End; places you might pass as you are walking or driving that you think might need a bench, a bush, etc. If I push this over the winter, we can hopefully add some nice items when Spring comes. Thank you.

SUNSHINE SUE ENOS

Congratulations to Amanda Cammisa Noriega and Jayson Noriega on the birth of their baby girl Harper on October 16th; and to the grandparents Todd and Jane Cammisa.

Condolences to Judith Smith on the passing of her brother Ray Consley Jr.

PLEC COMMITTEE: Jason LaRocca – November 2023 REVISED TO MATCH MEETING UPDATE

Work began on Peach Lake Brook cleanup on Oct.16, 2023. Putnam County obtained grants that could fund 46 days of cleanup work. The equipment broke down within the first few days, and work did not restart until October 27. As of **November 20, 1,800 feet** of brook have been cleared (600 ft in July and **1,200 ft this fall**). An **additional 1,700 feet** of clearance is planned, but funding may run out before this distance is achieved. Putnam County is pursuing an additional grant for more work in 2024.

In 2019 the DEC did a test program in Peach Lake to see how the use of ALUM will affect the quality of water in the lake. It was the understanding of PLEC that there would be two treatments to fully understand the amount needed and evaluate the clarity of the lake, but the second treatment did not happen due to COVID. There was a DEC meeting at the Bloomerside Pavilion on November 2nd to discuss a proposed bill that will reclassify ALUM from a pesticide to a phosphorous mitigator, so that it can be used in the future in lakes like ours.

On October 12, a temporary 4-foot pipe was installed alongside the existing old pipe to help relieve the high-water levels at Peach Lake. Putnam County has told PLEC that the existing pipe will be replaced in 2024. There was a discussion of an increase in milfoil weeds in the lake and whether carp should be added to the lake again to eat the milfoil. Some PLEC members supported researching adding carp to the lake, but others noted that carp waste fertilizes the lake so that additional weeds and algae blooms will grow, and more research would be needed.

RECREATION COMMITTEE: JULIANN SALERNO, SARAH BRODERICK, PETER VINCENT, MEGHAN CASSIDY NR

NEW BUSINESS:

Ms. Salerno is appointing Mike Early and Joan Myers as temporary Buildings and Grounds Chairpersons.

The meeting adjourned at 8:45 pm.