

VAIL'S GROVE COOPERATIVE.1 INC.

BOARD MEETING

November 18, 2021

CALL TO ORDER:

Ms. Salerno called the meeting to order at 8:05 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

All are present.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes from the October 2021 meeting, Ms. Broderick seconded. Ms. Battreall did already make a correction per Mr. Waltzer. Mr. Waltzer abstained. All others in favor.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. James Collins said that the traffic in Vails Grove is heavy, and parents should not let their children drive while they are on parents' lap.

Mr. Spennicchia sent a letter requesting to purchase more land by his house. Mr. Duffy reminded the Board that the Board voted and agreed that no more shares would be sold once the surveys were completed. In addition, research needs to be done to see if Vails Grove is allowed to sell any more shares. Ms. Battreall suggested that Ms. Rubini, or another Board member to spearhead this research, or to hire a Cooperative attorney to assess what Vails can or cannot do. Ms. Rubini said she will look at all official papers. Ms. Rubini also stated that when we did the surveys, if any change is made, it will throw off the surveys. Ms. Rubini also asked how it would affect the taxes, as Vails Grove pays the taxes for the common property which would then become stockholders' property.

Mr. LaRocca made a motion to approve the East of Hudson proposal to clean out and inspect the catch basins. This issue came from Warren Lucas and Tony Hay, supervisors of North Salem and Southeast. This is at no cost to Vails Grove and will keep the wrong items from going into the lake. Ms. Myers seconded. All in favor. Motion approved.

The Board received a letter from Earth Sand and Stone, owner Luigi Bueti, who we hired to be our lawn and snow contractor. Mr. Bueti was not doing a decent job and we notified him by text and letter January 6, 2020. He is now looking for money for 2 months that he said he did do a good job. Mr. Andrews said that Mr. Bueti did not show up for snow removal and never finished fall cleanup. Mr. McGuinness made a motion to notify him and re-send the papers we sent to him. Ms. Myers seconded. All in favor.

COMMITTEE REPORTS:

CHAIRPERSON: Juliann Salerno

VICE-CHAIRPERSON: NR

VICE-PRESIDENT: NR

SECRETARY/ OFFICE: TOM DUFFY

The office will be closed from Tuesday, November 23 until Monday, November 29.

The Directory will be sent out for printing at beginning of December.

Two benches for the playground have been ordered. They are both naming opportunities for stockholders. Plaques will be ordered as well as for bench at the beach and piece of Playground equipment.

The office had the pleasure of assisting the Playground committee in preparation for the fundraiser.

Excellent job Sarah Broderick, Jaime Laurino, Caitlin Lee, and Theresa Steffen.

All submissions for the January Vail's Voice need to be to Carol Harting by December 17th as she will be away the last 2 weeks of December.

At the last meeting, Mr. Michael Mytych had a concern about our roads needing fixing from all the trucks going in and out of the Sewer Treatment Plant. Ms. Battreall sent an e-mail to both Town Supervisors, Tony Hay and Warren Lucas. No answer received. Will follow up. All the other communities get the benefit of the plant and Mr. Mytych thinks all committees should be financially responsible as well.

Wishing you all an incredibly Happy Thanksgiving!!

TREASURER: ELLEN MYTYCH

Ms. Mytych made a motion for a 2% increase for the 2022 budget. Ms. Rubini seconded. Ms. DiDomenico opposed. Ms. Mytych explained that the number of house rental are less so we do not collect money on those, the applications fees for sales have gone down along with flip tax fee, we will not be collecting money on 1 Orchard mortgage, etc. All others in favor. Motion approved.

Ms. Mytych made a motion to approve what was discussed in executive about employees raises and bonuses. Ms. Myers seconded. Mr. LaRocca abstained. All others in favor.

Ms. Mytych reported that the Water Tank Assessment is over in December. The question is: Do we continue assessment for another project. It was discussed and an assessment cannot remain unless its for a set project with a set price. Suggestion that we do not make decision tonight, that we investigate projects and costs by contractor and decide and an assessment can always start in

generously donated funds to purchase two benches and a playground piece to be named in memory of a family or loved one. The donated playground piece has been ordered and will hopefully arrive early in the new year.

RECREATION -SARAH BRODERICK/JULIE SALERNO

Join us for the annual Vails Grove Holiday Party. The party will be held Saturday, December 11, 2021, beginning at 5:00 pm at the Vail's Grove Pavilion. There will be dinner, dancing, DJ, photo booth, SANTA, and more! BYOB.

RSVP now through December 6. Due to COVID, space is limited to two hundred people. No reservations can be accepted after December 6 (NO exceptions/no walk-ins). Payments can be made with cash or checks made payable to Vail's Grove. Payment must be given at time of RSVP. Payments can be given to Julie Salemo (914-760-3456) or Sarah Broderick (845-661-3031).

Tickets:

Adults ages 13+: \$20

Children (5-12): \$15

Children (2-4): \$10

Under 2: Free

We look forward to celebrating this holiday season with everyone.

PLEC: JACK WALTZER

Mr. Waltzer reported that there will be a meeting for PLEC on November 23 at 7 pm. Tony Hay and Warren Lucas are both invited. This meeting is to discuss work that should be done on Cobb Road. Rainfall is not escaping the lake because of large growth of watercress. The outlet needs to be dredged. Mr. McGuinness said testing must be done to be sure it will not affect the lake. Workable solutions will be discussed.

LEGAL:

Ms. Rubini made a motion to allow Mary Schumann to put her ownership of her house into a trust. Mr. Andrews seconded. All in favor. Motion approved.

Meeting adjourned at 10:00 pm

June. Mr. LaRocca suggested we call it a "Road Replacement Fund," but Mr. Andrews suggested that the roof of Pavilion should be replaced. Decision on Assessment will not be made tonight.

ETHICS: ELLEN MYTYCH

Ms. Mytych will make revision to the Ethics policy to be ready for all to sign in December.

BUILDINGS & GROUNDS - HUGH ANDREWS/JAY MOORE

Buildings and grounds assisted the recreational committee with helping pick up sixty pumpkins

Down tree blocking the emergency road reported. Buildings and grounds cut and removed tree...

The brush/ leave pile in the North end has been pushed back. Large tree stump was removed.

The pavilion community boat docks are out and stored for Winter.

All fire road community boat docks are out for the winter.

Thanks to Dan Mullane for the unwanted dock parts the Co-Op will use them thank you.

Buildings and grounds have made multiple follow up phone calls to NYSEG regarding streetlights out. Please report streetlights out to the office or call 1 800 572 1131.

water leak repair at 4 white oak. Butler excavation and Clark plumbing made the repairs. A 3/4 inch line leaking on the Grove side of the street shut off valve was repaired.

Mr. Andrews said he responded to Mr. Samo letter about the water on Orchard Road running downwards and creating ice situations in freezing weather. Mr. Andrews aid a lot of work was done in the past and he will continue to monitor the situation.

PAVILION:

Ms. Myers made a motion to approve rental application from Juliann Salemo for Saturday night November 2nd. Ms. Broderick seconded. All in favor. Motion approved.

MEMBERSHIP: HUGH ANDREWS/JILL OLIMPIERI/JULIANN SALERNO

Ms. Olimpieri made a motion to approve rental application for a portion of Penny Feder house. Mr. Andrews seconded. Al in favor. Motion approved.

PLAYGROUND - SARAH BRODERICK

Thank you everyone who came out in support of the Playground Committee at the Halloween Playground Fundraiser. Many local businesses and neighbors donated fabulous items for the silent auction and raffle baskets. Additionally, Mt. Kisco Seafood set up their food truck and provided delicious food to our community. With everyone's generous contributions we were able to raise over \$7,000.

We are looking forward to the coming transformation of our playground space. The next three playground pieces are scheduled to arrive in December. Additionally, several families have