

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

October 17, 2023

CALL TO ORDER: PLEDGE OF ALLEGIANCE:

Ms. Salerno called the meeting to order at 8:10.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the September 18, 2023, meeting. Mr. Early seconded. Ms. Mytych and Ms. Rubini abstained. All others in favor. Minutes approved, per making correction from Ms. Mytych.

Ms. Myers made a motion to approve the minutes of the first Board meeting (short meeting after Annual) of 2023-2024. Mr. Vincent seconded. Ms. Olimpieri abstained. All in favor. Motion approved.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Ms. Salerno presented a request from neighbors on Locust Road to close the road for a going away party on October 28. They would like permission to close the road from 3-9 pm. In addition, they would block the road in front of 10 Locust on one side, leaving access to other roads through the cut at 11 Locust, also leaving traffic to turn down towards Vail's Lake Shore Drive. There will not be any loud music to bother any neighbors and all the houses within the blocked off area will be involved with the party so no one would be affected by the closure.

Ms. Myers made a motion to approve the request from Locust Road neighbors. Mr. Andrews seconded. All in favor.

COMMITTEE REPORTS

CHAIRPERSON: JULIANN SALERNO

Once again it is my honor to have been selected to Chair the Board of Directors. My fellow board members and I promise that we will work hard to maintain the level of standards that all our residents expect. We strive to treat all residents with the same level of respect and fairness regardless of who they are or where they live. It is my promise to all our residents that this board

will work hard to continue and complete projects and maintain the level of excellence that you all expect.

As we enter the Fall and Winter Seasons it is important to remind everyone that with the early darkness it is critically important to drive the speed limit throughout the grove. There are many children and adults who are active even in the cooler weather.

Also, as the fall leaves come down and we all strive to make our yards clear of them, please understand that we are a unique community who collects yard waste and debris, but this does not mean that you can take advantage. Please remember that if you have outside contractors or lawn and garden people do your yard work, THEY are responsible for removing the leaves and debris. Thank you in advance for your cooperation.

There are still many homeowners who park vehicles on the roadway. As previously stated in a robo call, and Facebook post we have been warned by the town of Southeast regarding this problem that certain vehicles, garbage trucks, police and fire vehicles cannot get through the roads. It would really be a tragedy if any emergency vehicles were unable to reach their destination. Please stop parking any vehicles on the road and ask your guests and contractors to also refrain from parking on the road as well.

I hope that you will all join us on Saturday, November 11th at 3 pm as we dedicate the garden at the Veterans Monument to our friend, neighbor and board member, Jack Waltzer. We all miss Jack and his advice, guidance, and level head at our Board Meetings, and we hope that this small gesture will honor him.

SECRETARY/OFFICE THOMAS DUFFY/CINDY BATTREALL

Ms. Salerno read the Office report. The 2024 Directory will be out at the start of January. Thank you to Carol Harting for always publishing a beautiful Vail's Voice for all to read. I sent the Conflict of Interest to all Board members last week for reading/reviewing. There is a copy on the table for you to all sign and return to Cindy.

The Boat Storage Area/Boat Ramp key distribution has been incredibly busy, along with accepting applications and distributing the 2024 numbered stickers. Everything is going smoothly with this.

Office is assisting Pumhouse committee with dealing with Foleys Pump Service with some issues we have been experiencing.

The number of visitors in the office gets larger every week. There are days I keep the shades closed and that does help. There might be a time that I will need to lock the door to be able to take care of business.

Once again, I will ask that if anyone has a problem/complaint etc., that it is put in writing and sent to the office so I could forward to the proper Chairperson of that committee and ask that the Chairperson of the committee follows through with the issue.

TREASURER: ELLEN MYTYCH

Ms. Mytych reported that the budget year to date looks very good. She has started working on the 2024 budget. Please let Ms. Mytych know if you need an increase or decrease if you have a budget item.

BUILDINGS & GROUNDS: HUGH ANDREWS

B&G has been very busy with water leaks and water drainage problems. We have been involved with pump house issues. Two of our wells have needed attention and we are in the process of working with Foley's on that now. Petr has been extremely busy with the residential brush cleanup, which is never-ending besides keeping catch basins clear and weeding and cleaning the main entrances. This time of the year with the excess rain and leaves falling makes it challenging. Petr has been doing an excellent job with this, new speed limit signs have been installed throughout the Grove, we do have a few more on order and will be displayed when received. The Beach breakdown has begun. Petr has removed the swim float and swim ropes and has stored them neatly away. Salem Landscaping has completed their first Fall clean up. Renovations continue in the Pavilion including the upcoming installation of two new windows in Cindy's office area. B&G will be making plans to remove the docks from principal areas which should take place in early November.

PAVILION: CINDY BATTREALL

Ms. Myers made a motion to approve the application for Matthew Foley for small room on November 19, 2023, from 2 – 8 pm. Mr. Early seconded. Motion approved.

Ms. Myers made a motion to approve the application for William Carroll for large room on March 23, 2024. Mr. Andrews seconded. All in favor.

Ms. Salerno made a motion to not rent the small room separately starting January 1, 2024. The cost for the entire Pavilion will remain \$350. Mr. Andrews seconded. Ms. Myers opposed. All others in favor.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Ms. Olimpieri made a motion to approve William Carbonari as a tenant at 29 Vails Lake Shore Drive, renting from Nick Stevenson starting October 1, 2023, and ending on May 15, 2024. William has already been vetted and interviewed earlier in 2023 as he had a short-term lease at the same address. Ms. Myers seconded. All in favor.

Ms. Olimpieri made a motion to approve a temporary visitation/stay at 24 Vails Lake Shore Drive (Bock-Hartley) to Gavin and Caitlin Hoey, friends of the Hartley's. They have been vetted and there are no issues. Ms. Myers seconded. All in favor.

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

Ms. Broderick read the report:

Join us as we dedicate the garden at the Veterans Monument in honor of our friend and neighbor Jack Waltzer. The dedication will take place on Saturday, November 11th at 3:00 pm at the Veterans Monument. Light refreshments at the Pavilion to follow.

On Sunday, December 3, we will be hosting dinner and a holiday theme movie night. More details coming soon!

Save the date for the Vails Grove Holiday party, Saturday, December 16th.

PLEC: MIKE EARLY, JASON LAROCCA

Mr. LaRocca said there will be a meeting on November 2 regarding the Alum treatments. The second treatment was never done due to COVID. They will discuss trying to get the company to do the two treatments again.

NEW BUSINESS:

Mr. Janecek has investigated companies who can find water turn offs at properties who do not know where they are. Some companies were contacted. Mr. Janecek is still working on it.

The meeting adjourned at 8:48 pm.