

**VAIL'S GROVE COOPERATIVE, INC.**

**BOARD MEETING**

**October 20, 2022**

**CALL TO ORDER:**

Ms. Rubini called the meeting to order at 8:00 and asked all to stand for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Mr. Andrews made a motion to accept the minutes of the September meeting. Ms. Broderick seconded. All in favor. Motion approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

Mr. James Collins said there is a tree at the top of Ramp 1 that needs sight-line trimming. Mr. Andrews will look at it.

**COMMITTEE REPORTS**

**CHAIRPERSON: NR**

**VICE-CHAIRPERSON: NR**

**VICE-PRESIDENT: NR**

**SECRETARY/ OFFICE: TOM DUFFY**

Ms. Olimpieri made a motion to ratify the following from August as there was no meeting. Mr. Andrews seconded. Mr. Early abstained. All others in favor.

1. Approval of Pavilion rental by Jeanne Lee September 24, small room
2. Approval of Pavilion rental by Sarah and Mike Broderick of large room on October 16.
3. Real Estate application approval from Angela Terilli of 14 Terrace Drive for the installation of a 4-foot-high split rail fence on her second parcel of leased land (across from her house)

Mr. McGuinness made a motion to ratify for last minute requests prior to the October meeting. Mr. Andrews seconded. All in favor.

1. Approval of Pavilion rental by Jessica DiMauro-Marks for small room on October 9<sup>th</sup>.
2. Approval of Pavilion rental by Barbara Bigler for large room on October 8<sup>th</sup>, with no reduction in rent (clothes sale).
3. Approval to change original amount of deck extension from Jack and Ronnie Waltzer at 91 VLSD for six more feet.
4. Approval for Pavilion rental by Fran and Kerry Tolan for small room on October 15<sup>th</sup>.

Ms. Battreall will be out for a personal day on November 2.

**TREASURER: ELLEN MYTYCH**

Ms. Mytych reported that the budget is on track, which is great as we are so close to end of year. A proposed budget will be sent to the Board prior to the November meeting. Planning to approve at the meeting.

**INSURANCE: DAVID JANECEK**

At the request of the Board, a claim was made to help determine who is liable for the damage that occurred at two of our homeowners' residences.

Vails Grove was advised by our broker to expect at least a 10% increase in 2023.

Cindy and I are providing requested data so a 2023 quote can be supplied. Quote should be received in November.

Broker advised that our current coverage offers limited protection if contamination of our drinking water occurs. We are being advised to purchase additional environmental coverage to protect our drinking water. It is claimed that this coverage will provide remediation and pay for drinking water. I am still working on gathering info and a quote. This cost is NOT included in the 10% increase mentioned above. I am trying to ascertain what coverage we have in place now and will make a recommendation in November.

Broker is advising that Vail's Grove may wish to require boat owners who moor a power boat on Vail's Grove supplied docks to obtain environmental coverage in case a boat leaks fuel, oil or sinks at the dock. Information being gathered, but our stockholders might not receive this request favorably. It might be better for VG to modify our dock space application to state that the boat owners accept all liability associated with their vessel and that Vail's Grove strongly advises that stockholder should obtain proper insurance (liability/environmental).

### **PAVILION: CINDY BATTREALL**

Ms. Broderick made a motion to approve Pavilion rental application from Meghan Cassidy for November 12<sup>th</sup>. Ms. Olimpieri seconded. All in favor. Motion approved.

Ms. Broderick made a motion to approve Pavilion rental application from Bill Carroll for May 6, 2023. Mr. LaRocca seconded. All in favor. Motion approved.

Ms. Broderick made a motion to approve Pavilion rental application from outside renter Deborah Corales for July 23, 2023. Mr. McGuinness seconded. All in favor. Motion approved.

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

Ms. Broderick made a motion to approve application from Ellen and Michael Mytych at 2 Bass Lane to erect a storage shed. Mr. LaRocca seconded. All in favor. Motion approved.

### **MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO**

Ms. Olimpieri reported that the following have been vetted (DMV and criminal) as they are living with family at Vail's Grove:

Gerald DiDomenico at 89 VLSD

Haleigh Morgana and Ann Brewster at 6 Terrace Drive.

### **PUMPHOUSE: PAT MCGUINNESS**

Mr. McGuinness suggested that we have VRI do the pumphouse testing 5 days a week, Monday-Friday for a fee of \$1000 a month. All agreed.

### **RECREATION: JULIANN SALERNO/SARAH BRODERICK**

The recreation committee is hosting some great events in the remainder of 2022. First off, there is Bingo-Ween. Join us on Sunday, October 30th for bingo and a costume contest. Event will be at the pavilion from 2-4 pm. Light snacks will be provided, and concession will be open. There will be a prize for best costumes!

Sunday, November 20th, hosted by Julie and Dan Collins with the Recreation Committee, there will be a spaghetti dinner. Join us for great food, friends, and live music. More details will be available soon.

The annual Vails holiday party will be on Saturday, December 10th! Save the date and look for more details soon.

### **NEW BUSINESS:**

Ms. Olimpieri reported that three people will be interviewed for the position of part-time maintenance worker.

**Meeting adjourned at 8:21 pm.**