

## 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. Janeczek, 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 \$19,845.00. 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's 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 to Vail's Grove seriously. And as always thank you to 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.

Chairman of the Board, Ms. Salerno, presented the 2022 Chairpersons Service Awards: Webster Dictionary defines Service as: The action of helping or doing work for someone, an act of assistance, perform a service or services for someone, be ready to assist someone whenever possible. The dictionary also defines the word Kindness: the quality of being friendly, generous and considerate. This year's recipients have all these qualities which make them not only great neighbors, but wonderful people to be around.

When my phone rings and I see the caller ID, I can't help but think, "of boy" what could they possibly want to do now. This VG couple have had ties to this community for generations, they are always trying to think of events and things to not only bring the community together, but to somehow combine the event with a purpose. A couple of years ago I was approached by this duo to ask if it would be OK with me if they brought a barista to serve fancy iced coffees at the 4<sup>th</sup> of July parade. They thought it would be a fun idea, something different then just hot dogs, water and soda. They not only wanted to do something nice for the community but they wanted to support the new local business that had opened. They fully funded that first year and we have not had a 4<sup>th</sup> of July parade without iced coffees being served. This year since their friends' business was too busy, they bought all the materials needed, made large pots of coffee and managed to do a great job. This duo, also had the great idea to host a pancake breakfast this past May. They held a 50/50 raffle with the money going towards the improvement of the basketball courts. I can tell you that there have been talks about a spaghetti dinner in the fall, so I will wait for my phone to ring, and I will gladly say, "what can we do to help". It is my pleasure to award the Chairpersons service award to Dan and Julie Collins.

This next recipient also makes me wonder when I see the caller ID, not because they are a neighbor, but because they are always wondering what can be done to better things in the Grove. They also have been a long-standing member of the community; they have held positions on many committees and been a board member. But what makes her deserving of the service award is her wanting to help out in anyway she can. When a large mailing comes from the office, you can be sure that this person has been in the pavilion stuffing all the envelopes. When she takes her pup for a walk, she carries extra poop bags and picks up other peoples poop just to keep this wonderful place we live in clean. She has been assisting with the Cardboard Boat Regatta the past 2 years and without being on the Lend a hand committee she still is always offering to Lend a Hand. If you ask her, or even when you don't, she will pick up her neighbor's mail, water their flowers or just have a seat and chat. She is one of those members who can regale you with stories about "back when Vails Grove was this or that", she will tell you how important it is for community members to get involved in keeping the Grove the beautiful place it is, and if she catches your ear and you are a parent of young children, she will let you know how lucky those kids are to be growing up surrounded by all the love that VG has to offer. She truly lives the definition of kindness and it is my pleasure to award the Chairpersons award to Linda VanScoy.

It sort of goes without saying that name of this award could be the Hugh Andrews Service Award and every year his name could and should be on that plaque. While I am not officially giving the award to Hugh this year, I would like to publicly acknowledge all that he has done for this community this past year. If you had a chance to read the Annual Meeting report that was sent to you, you will see that almost every committee chair either directly or indirectly mentions something that Mr. Andrews has done for that committee. In the opinion of many of us board members, Hugh is a superman. But this year especially, the head of B&G has had a lot more to deal with than any years past. This is not only because of the loss of our maintenance man, but because this year there have been many more projects that needed attention, and Hugh dove right into all of them. When I see his name on the caller ID, I answer the phone with "what's up now" and Hugh will begin our usually lengthy conversation. (if I can get off the phone in under 10 minutes, it's a slow day). Hugh is always willing to do whatever it takes to make this place we all live in better; he gets phone calls from stockholders at all times of the day and night and always takes the time to address any problems or concerns. He is constantly trying to find cost effective ways to make things better for all. If you don't store anything at the North End, but want to see how dedicated Hugh is to being a man of his word, take a walk or ride up there and see what he has done. He is a handyman, carpenter, boat fixer, and helper to any and all. He is also a friend and neighbor. He is there for you if you need anything. On a personal level, when I got a panicked call from my dad that water was pouring out of our laundry room and he didn't know what to do, I called Hugh. Withing minutes he was at my house shutting off the water and advising me that my water heater had crapped out. He stayed and helped clean up water, till I got home. When we had a terrible rainstorm and the storm drains were failing, Hugh was out in the rain along with other neighbors trying to clear the drains as quickly as possible. This is dedication to service and kindness that goes unmatched by anyone. As you look around our beautiful community and you see many new things, please remember to thank Hugh for his dedication to the place he, his wife and all of us call home. thank you Hugh for everything.

#### Comments and Concerns of Stockholders:

Mr. Anthony Spennicchia inquired about the progress of his request to purchase the 15 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 with 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 man 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 are 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 Janeczek, Ms. Ellen Mytych, Mr. Pat McGuinness, Mr. Jason LaRocca and Mr. Michael Early. Congratulations to all.

Annual meeting adjourned at 11:45 pm.

Thank you all for coming.