

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

DECEMBER 19, 2024

CALL TO ORDER:

The meeting was called to order at 8:00 p.m.

PLEDGE OF ALLEGIANCE: All rose for the Pledge.

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

ACCEPTANCE OF MINUTES: Ms. Rubini made a motion to accept the minutes of the November 2024 minutes. Mr. Vincent seconded. Mr. Early asked for part of his report to be corrected on Page 15 of packet. All in favor. Motion approved.

COMMENTS AND CONCERNS NOT INCLUDED IN REPORTS:

Mr. David Bruen and Mr. Scott Cerosky, Co-Chairs of PLEC, spoke to the meeting about PLEC. PLEC has been in existence for 20+ years, is a 501c3 not for profit, which is a special entity to represent the five communities and improve the quality of Peach Lake. PLECs accomplishments include: Monitoring of water quality through NY CSLAP program/FOLA membership. PLEC introduces CARP (weed control, eliminating use of chemicals). Mr. Bruen and Mr. Cerosky spoke how the lake is monitored, it is checked for different levels, as well as comparing to other lakes. Using funding provided from the lake communities, CARP was introduced into the lake from 1996-2007. Stearns and Wheeler studied the lake prior to building the sewer treatment plant in 2012-2013.

Thank you to Mr. Bruen and Mr. Cerosky who were very informative. If you have any questions about PLEC, contact David Bruen.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Mr. John Hillner read his letter to the Grove about the noise level at parties at the Pavilion. His concern is the loud music from 7 pm until 12:30. On Saturday, December 7, 2024, he said the noise level was ear-slitting. Mr. Hillner's wife, Ms. Wendy Waring went to the Pavilion and asked the renters to please turn the noise level down. They said they would but they did not. Mr. Hillner asks for the Board to find a way to limit the noise. Mr. Hillner said he speaks on behalf of other neighbors in the Grove. Ms. Myers said the Board would take this issue under advisement.

Ms. Lisa Weitzmann stated she also hears the loud music, especially the base and she lives on Orchard Road. She spoke on behalf of Cheryl Aiello who lives at Pietsch's and also has been disturbed by the noise level. Ms. Aiello's windows were shaking during this party. Ms. Weitzmann asks for the DJ's to be asked to hold the base down.

COMMITTEE REPORTS:

OFFICE/SECRETARY CINDY BATTREALL/TOM DUFFY

The office will be closed from December 24 until re-opening on January 2nd.

The 2022/2023 Financials are in the office if anyone would like a copy.

Please look at 2025 Quarterly Invoices before you write your check or contact your bank. The amounts will be different. Reminder that the Town of Southeast requires that prior to renting your home, you need to get an Occupancy Permit. The Town of Southeast can give you that information.

Oil Tank Insurance must be updated each year and a copy of the policy needs to be given to office.

REMINDER: If you have not already, please come to office, fill out North End Storage form, pay \$100 for each spot you will be using, and you will receive your numbered stickers. Please take care of this by the end of January as these payments are for 2025.

Wishing you all a very Happy Holiday Season, Merry Christmas, Happy Hanukah and Happy New Year!!

VICE-PRESIDENT: DAVID JANECEK

Mr. Janecek said if anyone has any long- or short-term planning ideas, please send it to him.

TREASURER: ELLEN MYTYCH

To add clarity for how the Cooperative manages cash, the overall goal is to account for the collection and spending of cash.

Collecting cash: When we receive cash, we hand it over to the office as soon as possible, with an explanation of where it is from. That's been happening, which is great.

Spending cash: To receive cash back from the office, when it comes time to pay a vendor who prefers cash, who is likely providing the Cooperative with a great discount for cash payment, please follow this guideline:

1. List out what you need the cash for, attach to the list all of the backup invoices, bills, any document from the vendor who prefers the cash, noting the amount due (and obviously, the service being rendered).
2. Wednesdays – Be flexible/accommodate the work schedule already in place for our office – Cindy does all the banking on Wednesdays. Please list out what checks you need for

the party by Wednesday morning, and list out what cash you need for the party (including invoice/bill, as mentioned above.

This will allow time for Cindy to go to the bank to withdraw the cash you need and cut the checks you need and have it all ready for you by the following morning.

Ms. Rubini made a motion to approve the 2025 budget as proposed by Ms. Mytychs request. Mr. DeFelice seconded. All in favor. Motion approved.

PAVILION:

Ms. Rubini made a motion to approve the rental application from Laura Rhuda for rental on December 24, 2024 for a family gathering. Mr. Vincent seconded. All in favor. Motion approved.

Ms. Rubini made a motion to approve application from Janet O'Loughlin for rental on December 28, 2024 for a friend gathering. Mr. Vincent seconded. All in favor. Motion approved.

MEMBERSHIP: JILL OLIMPIERI

Ms. Olimpieri made a motion to approve rental renewal from Jim Falese to Jay Moore from Jan. 1, 2025-Dec. 31, 2025. Ms. Rubini seconded. All in favor.

Ms. Olimpieri made a motion to approve Elizabeth and Patrick Gallagher to purchase 14 Locust Road. Interview and vetting completed. Mr. DeFelice seconded. Ms. Rubini and Mr. Early abstained. All others in favor. Motion approved.

Ms. Olimpieri made a motion to approve Julie and Marianne Collins for re-financing per receipt of appraisal. McGuinness seconded. All in favor. Motion approved.

Ms. Olimpieri made a motion to approve rental renewal from Penny Feder to Jesse Urban and Gianna Valentina for another year, .11/22/24-11/21/2025. Ms. Rubini seconded. All in favor. Motion approved.

Ms. Olimpieri made a motion to approve rental renewal from Theresa and Chris Steffen at 74 Vail's Lake Shore Drive to Mr. and Mrs. Buchanan for another year. Ms. Rubini seconded. All in favor. Motion approved.

Ms. Olimpieri made a motion to approve the sale of 9 Locust Road from Julie Pera to John and Joan Myers. Mr. Duffy seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Notices

Rita Barrow Higle completed background and DMV check to reside at 11 Orchard Road (Higle).

REAL ESTATE: TOM DUFFY

Mr. Duffy made a motion to approve the plans submitted as is by Joan Visbal of 17 Locust Road, for her house to be re-built. The house was destroyed by the storm during the summer. Mr. McGuinness seconded. All in favor. Motion approved.

Mr. Duffy made a motion to approve plans submitted by Jen and Rob Fogle at 75 Vails Lake Shore Drive. They recently closed on the Palaia house. The previous owners had submitted plans which the board did approve. Richie Vail re-submitted the plans in the name of Jen & Rob Fogle; the plans are exactly the same; a \$350 check was paid and deposited. Mr. DeFelice seconded. Mr. Early abstained. All others in favor. Motion approved.

RECREATION: JULIE SALERNO

Thank you to everyone who joined us for the annual Vail's Grove Holiday party. It was another one for the books. A special thank you for Santa for taking time out of his busy schedule to make an appearance.

Join the Vail's Grove 5th Annual Holiday Decorating Contest. To participate:

1. Decorate your house by December 21
2. Submit your name and address no later than December 21 to Helen Vail via text 845-661-4082
3. OR submit a neighbor's house for consideration.
4. Multiple categories to win!
5. Judging will be on the evening of December 22. Winners will be announced December 24.

2024 has been a great year for events. The Recreation Committee thanks everyone who came and supported the events. We are looking forward to another great year!

NEW BUSINESS:

Thank you to Mike Mytych for helping out in Buildings & Grounds. Mr. Early seconded that.

SHAREHOLDER COMMENTS:

Janet O'Loughlin agrees with the complaints about noise from Pavilion parties.

Meeting adjourned at 9:17 pm.