

**VAILS GROVE COPERATIVE. INC.**

**BOARD MEETING**

**February 20, 2025**

**CALL TO ORER: PLEDGE OF ALLEGIANCE**

Ms. Myers called the meeting to order at 8:10 pm. All rose for the Pledge.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Mr. DeFelice made a motion to approve the minutes from the December 2024 meeting. Mr. Rubini seconded. Ms. Salerno and Mr. LaRocca abstained. All others in favor.

**COMMENTS AND CONCERNS OF STOCKHOLDERS:**

Mr. Kruzykowski thanked the Board for use of the Pavilion for the Celebration of Life for his wife, Joan Kruzykowski.

Kerry Tolan said that many people would like the tennis courts and the kids would love it. All her friends are in support and would love for it to happen. They heard that people didn't think the courts would be utilized. They will be used more than people know, and they could play wiffle ball in the field while the courts are being used. She said the Moira Tolan asked her to remind the board that when the Tolan's were kids, they were down at the courts all the time.

Ken Ford Jr. then spoke. He and his wife Barbara are all for the tennis courts. They need replacement and it would be a great asset for the community.

Sheila DeFelice said she loves the young families supporting the tennis courts. We would have the playground, beach and tennis; she would love for Vails to come together as a community

Ronnie Waltzer spoke next. She said when she moved in there was only one tennis court by Ramp 1. Pat Colavito was instrumental in getting tennis courts and lessons. Ms. Waltzer said her children and grandchildren needed to go to Brewster High School to play tennis.

Liz Gallagher then thanked everyone for her and Pat; now they could build their dream house. She said she is so happy to be able to live here and have her children grow up here.

Helen Vail stated that she wants the tennis court – it would be great for young kids to keep busy at the courts and not be getting into trouble. And its part of the Offering Plan for the Grove to maintain tennis courts.

Ms. Myers read a letter from Jill Paxton and Rod Cummings in favor of new tennis courts for children and property owner values. They support using the money to re-build the tennis courts.

Ms. Myers read a text from Boots and James Collins in favor of the courts. “Hi Cindy – Just want to add my name to the folks who support the development of the Tennis Courts. I am definitely in favor”.

### **COMMUNICATIONS NOT INCLUDED IN REPORTS:**

Ms. Myers read a letter from Emily and Dan Paesano:

Dear Cindy,

Dan and I both just got home and are still concerned about the parking lot after the last snow storm. It is mostly a sheet of ice. I’m usually fortunate enough to get the front spot of the lot so it’s not always an issue trying to get Rhett out of the car. Since someone was parked there today, I had to park in back and noticed how icy it was. We understand the plows can only do so much if vehicles aren’t moved but the ice is dangerous. Some of us who live on the street have asked if the lot could be paved but it seems like that it is not an option. Please advise what can happen moving forward since this is the only place we can park. We do not have our own driveway and rely on the lot.

Ms. Myers stated that our snow plow vendor has been coming back twice a day to treat. In addition, residents should call and follow-up with an e-mail to the office, or a Board member, if there are problems with icy areas etc. The Board knows that this winter was particularly bad and we will be trying to fix any areas where there are problems.

### **COMMITTEE REPORTS**

#### **CHAIRPERSON: JOAN MYERS**

Last month we didn’t have a meeting. Everyone was sick with something. Ms. Myers thanked Mike Mytych for helping us while Petr was out for surgery. He did a great job in supporting us and was a great addition. Petr is back since February 4<sup>th</sup>.

Ms. Myers read a list of items Petr has been doing recently:

Organizing the garage after a longtime absence from surgery

Moving all Christmas items from pavilion back to garage

Continues making improvements in the neighborhood

Trimming and cutting small trees around Vails Grove sign at Ramp 1

Trimming and cutting small trees at Ramp 3

Removing trash from all trash cans in the neighborhood

Pavilion improvements:

Re-painted all trim and paneling in both rooms

Removing all closet doors and installing new ones

Removed air hockey table from small room at Pavilion

Salting areas that were icy. Worked to improve icy areas the where the snow plow does not go or reach.

Planning to improve bathrooms and possibly painting in the kitchen and bathrooms

We are happy to have him back.

**VICE-CHAIRMAN: MARY RUBINI**

Ms. Rubini made a motion to approve transfer of shares for Bill Kruzykowski trust. Ms. Olimpieri seconded. Motion approved.

**VICE PRESIDENT/LONG RANGE PLANNING: DAVID JANECEK**

**February 2025**

As previously mentioned, we are compiling a planning sheet that is intended to document potential VG expenditures in the near term (0 to 12 months), mid-term (13 to 24 months), and long term (24+ months). The inclusion of an item on this list does not imply board approval; rather, it serves to ensure that both the current and future boards are aware of potential expenditures.

That said, one item I am requesting board approval for is the long-overdue improvement of our tennis courts.

As some may know, when VG was established in the early 1970s, its offering plan stated that the community would be provided with tennis courts. The community took this commitment seriously—retiring the defunct clay courts and investing significant funds into building new ones. These courts, constructed in the late 1970s, have now exceeded their usable lifespan and, at the guidance of our insurance carrier, have been padlocked for several years.

The courts were once a pillar of the community. For over a decade (perhaps two), VG volunteers ran tennis clinics, teaching numerous children how to play. VG also hosted leagues and tournaments. The courts were so popular that a sign-up sheet was required to reserve time. Unfortunately, as the courts deteriorated, their use declined. For years, many community members have advocated for their restoration.

Unfortunately, as the courts deteriorated, their use declined. For years, many community members have advocated for their restoration.

Recognizing this, our former chair tasked a few board members with exploring possible solutions. Now, I am asking the board to take the next step and approve the necessary improvements to restore this valuable community asset.

We have a unique opportunity not only to restore our courts but to expand upon what they once were. We now have the chance to build multi-use courts that will accommodate four pickleball courts and two tennis courts. Significant donation commitments have already been secured, and we have sold a vacant lot to help fund the project.

I am requesting that the board authorize \$100,000 from the proceeds of the vacant lot sale to be added to our donations. By doing so, the VG Board of Directors will be able to provide our community with new recreational opportunities at no additional cost to residents.

I strongly believe this is a once-in-a-generation opportunity. If we don't act now, we may never have this chance again, and the vision of new courts will remain unrealized.

I would like to personally thank our former chair, Julie Salerno, for initiating the new Tennis Court Committee when Mr. Colavito first offered to donate funds for the courts. Through the yearlong efforts of many board members, we are now looking at a cost-neutral solution for our stockholders and a once in a lifetime opportunity of providing two brand new tennis courts and four pickleball courts with no additional cost to the community.

A special thank you to the Tennis Court Committee members—Paul Defelice, Rob Lee, Carol Terilli, and Jason LaRocca, as well as Tom Duffy and Joan Gabel. Your fundraising efforts, meetings with bidders, interactions with town officials and commitment to our community should serve as an inspiration to others seeking to improve VG.

A special thank you to the Colavito family for pledging a generous donation of \$25,000 in loving memory of Pat Colavito. Pat was the driving force behind VG's tennis committee for decades and was instrumental in running the tennis school, tournaments, and leagues in years past. The Colavito family's generosity is a beautiful tribute to her dedication to the community.

At Thursday's meeting, I will be making a motion to authorize the Tennis Committee to allocate \$100,000 from the proceeds of the vacant lot sale to enter into a contract for the replacement of the north-end tennis courts. This project is necessary, and now is the right time to move forward. Failing to reinvest a portion of the proceeds from the recent land sale would be a missed financial opportunity.

If you have any questions about the upcoming vote, please reach out to me—I'd be happy to discuss it with you. The Vails Grove tennis courts have long been a beloved and well-used community feature. Restoring them to their former glory aligns with the original vision for our amenities. With the growing popularity of pickleball, even more stockholders and their families will be able to enjoy the new courts for years to come.

Mr. Janecek made a motion to authorize the Tennis Committee to use \$100,000 from the proceeds of the vacant lot sale and enter into a contract to replace the north-end tennis courts. This approval is granted with the understanding that the Tennis Committee will maintain detailed records of all expenditures and fund balances (including both donations and VG funds) and provide updates to the board at each board meeting. Any unspent funds will be placed back into an account to provide for on-going maintenance. MS. Rubini seconded.

Mr. Early asked if there is anywhere that says if there is a cap on any expenditures' Board can spend this much money. He asked if there is a "cap" as we have a \$5000 cap for roadwork. Ms. Myers explained the Board is able to run the Coop as it seems fit. We all signed an ethics form that we act as in best interest of the Grove. By its vote the Board has voted many times to spend this amount. We've done due diligence, we have worked 2.5 years, we've gone to the towns, officials, supervisors, lawyers, put out a questionnaire to community. Tons of people have spoken. This is the best time to do this we've sold the land. We now have the ability to do this. It's not an irrational thing. The offering states that we must maintain the courts. Ms. Myers answered in affirmation and explained that original Offering Plan states that tennis courts need to be maintained. Ms. Rubini stated that larger investments have been made and it is fine. Mr. Early then asked about environmental issues because we are close to wetlands. Mr. Duffy responded that we are grandfathered in. We are using our own fence. Ms. Salerno asked if they will be using or not using the old fence. The response was that there will be a new fence. They are using the poles and replacing other parts. Ms. Salerno asked about putting a fence around the field, but Mr. DeFelice said it's for the backstop. Also, a new backstop will be "thrown in".

Ms. Broderick asked what happens if it goes over-budget due to unforeseen circumstances. Ms. Mytych responded that the budget is set in stone. Ms. Broderick is concerned and is worried about going over the 100,000. Ms. Myers said we don't have to beautify, don't need a water station. Mr. DeFelice said we will not go over the \$100,000. Ms. Mytych stated that our budget was done before we sold the land and this will not affect our budget. Mr. DeFelice said we have some flexibility in what we do. Once the contract is signed, the vendor cannot change anything. Mr. Early asked if we can meet 50% donations and the Grove pays 50%. The answer was the money would go back to the Grove if we get donations. In addition, Mr. DeFelice said they can also use the money for things that might need to be done. Mr. Early stated that when Ms. Battreall asked a shareholder for a \$2500 donation for basketball courts as we were \$2500 short on the courts and Mr. Early didn't think we should continue. Ms. Olimpieri asked if the courts will only be for tennis/pickleball. The answer is we hope to have cameras. Vote was taken:

FOR: Mr. DeFelice, Ms. Mytych, Mr. Janeczek, Mr. Duffy, Ms. Rubini, Mr. LaRocca and Ms. Broderick.

AGAINST: Mr. Vincent, Ms. Salerno, Ms. Olimpieri, Mr. Early.

Motion is approved.

**Estimated costs:**

\$111,900 Installation (4 pickleball / 2 tennis courts, fence, sealing, lines and nets)

\$5,000 Site Prep (tree work)

\$5,000 Access control (card key access and security cameras)

\$500 Water station (upgrade existing water fountain)

\$1,000 Beatification (landscaping, grass see, shrubbery)

\$3,500 Parking area improvement (level, millings, etc..)

---

**\$126,900 Total**

We need to provide our commitment to Latin Tennis by March 15 to get on schedule to ensure we have new courts in the summer of 2025.





**REAL ESTATE: TOM DUFFY**

Mr. Duffy made a motion to approve the submitted plans for a 2-story home at 14 Locust Road; Pat and Liz Gallagher. Anthony Armentano/Architect, explained the house; the house is conducive to the neighborhood and all set backs are met. Mr. Duffy and Mr. Armentano measured for the elevations. The house will be no higher than 30 feet. Ms. Salerno reminded that its Locust Road and not Locust Drive. Ms. Olimpieri seconded. All in favor.

**TREASURER: ELLEN MYTYCH**

Ms. Mytych reported on the Budget vs. Actual for the beginning of the year. Budget is where it should be at this time.

**PAVILION: ELLEN MYTYCH**

Ms. Mytych made a motion for music to be stopped at Pavilion rentals at 11:30 pm. Ms. Salerno seconded. All in favor. Motion approved.

Ms. Mytych made a motion to approve application from Carlos Quijada for March 15, 2025. Ms. Salerno seconded. All in favor.

Ms. Mytych made a motion to approve application from North Salem Foundation for Learning for Bag Bingo on March 28, 2025 for \$350. Ms. Olimpieri seconded. Motion approved.

Ms. Mytych made a motion to approve application from Alyssa Sullivan – It's a surprise – for April 5, 2025. Mr. DeFelice seconded. Motion approved.

Ms. Mytych made a motion to approve application from Grace Myers on April 6, 2025. Mr. Vincent seconded. All in favor.

Ms. Mytych made a motion to approve application from Anthony Valente – it's a surprise – for May 31, 2025. Mr. DeFelice seconded. All in favor.

Ms. Mytych made a motion to approve application from non-resident, Hannah Flood, for a wedding on June 14, 2025 for \$2000. Mr. DeFelice seconded. All in favor.

Ms. Mytych made a motion to approve application from Jennifer Batista on August 9, 2025. Mr. DeFelice seconded. All in favor. Motion approved.

Ms. Mytych made a motion to approve application from Saul Abzun for October 11, 2025. Mr. DeFelice seconded. All in favor.

Ms. Mytych made a motion to approve application from Berta Martinez for November 15, 2025. Mr. DeFelice seconded. All in favor.

**BUILDINGS & GROUNDS: MICHAEL EARLY**

Lawn and Snow bids will be going out to various vendors. They are due back into the office by Friday, March 14<sup>th</sup> by noon. They will not be opened unless three Board members are present.



**MEMBERSHIP: JILL OLIMPIERI/JOAN MYERS**

Motion to approve re-finance from Michael O'Brien, pursuant to appraisal being received at office.

Ms. Olimpieri made a motion to approve purchase of 111 Vail's Lake Shore Drive from the Samuel F. Mullins, Jr. Irrevocable Trust to Kristen and Fred Bosse. Both were vetted and interviewed. Ms. Salerno seconded. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri made a motion to approve purchase of 7 Hilltop Lane from William and Maureen Carroll to Ana Hofmann. Mr. DeFelice seconded. Both were vetted and interviewed. Ms. Rubini abstained. All other in favor.

**SUNSHINE: RONNIE WALTZER**

Condolences to the family of Helen Costello, a long-time resident of Vail's Grove. A donation was made to Wounded Warriors, a favorite charity of hers, in her memory.

**RECREATION: JULIANN SALERNO/SARAH BRODERICK**

Family Bingo will be held in the Pavilion on March 22<sup>nd</sup>.

**NEW BUSINESS:**

Ms. Myers made a motion to fine Kay Petroff for January 5<sup>th</sup> and February 11, 2025, for her dog being off leash. \$50 for each occurrence. Ms. Olimpieri seconded. All in favor.

Meeting adjourned at 9:13 pm