

VAILS GROVE COOPERATIVE. INC.

BOARD MEETING

March 19, 2024

CALL TO ORDER: PLEDGE OF ALLEGIANCE

Ms. Salerno called the meeting to order at 8:10 pm. All rose for the Pledge. Congratulations to Board Member Sarah Broderick and her husband Mike on the arrival of William Everett on March 15th.

ATTENDANCE:

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

Ms. Battreall reported on the terms of Board members that will be up this coming September: Mr. Duffy, Ms. Olimpieri, Ms. Broderick, Ms. Myers, and the seat left empty by Mr. Andrews when he resigned. That seat would be a two-year term; the others will be three-year terms.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to approve the minutes from the February 2024 meeting. Mr. Vincent seconded. Ms. Mytych and Ms. Salerno abstained. All in favor.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Ms. Janet O'Loughlin spoke about the bus stop at Ramp 1, which she thinks is dangerous. She wrote a letter to Warren Lucas. She suggests we call the State about signs that state: Bus Stop Ahead. Former bus drivers would not stop as they thought it was not safe. Cars are parked on the ramp. Ms. O'Loughlin stated that all the bus ramps should have signs stating, "Bus Stop Ahead." Cars are parked on the wrong side of the ramp which is dangerous. We will send letters to various agencies. Also, Ms. O'Loughlin is concerned about the older kids having to cross in front of buses of Route 121, which is dangerous as well.

COMMUNICATIONS NOT INCLUDED IN REPORTS:

A letter was received from Sheila DeFelice on her mother's behalf. Her mother is Joan McCarthy of 2 Terrace, where the drainage culvert becomes completely obstructed at bottom of driveway. As a result, the rainwater that should flow to the storm drain at the corner of VLSD and Terrace Drive pools at the bottom of driveway and pours into the road and into the fields across the street. In the winter, the road is constantly icy at this spot. The culvert needs to be dredged from the area between 2 and 4 Terrace to the storm drain at the corner. Mrs. McCarthy has offered to

clear the low-lying branches from the shrubs in the front of the property, making the culvert easily accessible.

Mr. Early has spoken to Petr about digging at the area and placing gravel.

Mr. Christopher Murphy of 41 VLSD sent a letter requesting for his daughter Elizabeth Gallagher to be able to purchase the empty lot at 12 Locust, with the offer of \$52,500. Ms. Gallagher and her husband understand that they would be responsibility to prepare the land to be suitable for building a house. Mr. Murphy states that there are benefits of having another person share the cost of paying taxes, contributing to the community and the improvements that could be made through-out the neighborhood with the money from the sale of that land. He also feels that as there was formerly a house on that lot, it would be in the best interest of the Coop to add to the quarterly income going forward.

Ms. Salerno stated that Ms. Myers will head a committee to research this issue and report back at the next meeting,

COMMITTEE REPORTS

CHAIRPERSON: JULIANN SALERNO

As the first quarter of 2024 ends, I would like to thank and acknowledge some board members and residents. As I have stated in the past, every board member, regardless of where they live or the position, they hold is fully dedicated to making this place we call home better for everyone. The office receives many phone calls, emails, and face to face chats from our residents regarding anything from a dog complaint to a water leak, to a question about a neighbor's construction or a clarification of the Rules and Regulations. Cindy many times can answer the question or address the concern, but as we have stated many times in the past, please, please, please put your concerns or complaints in writing so that they can be addressed.

There are several projects happening or being discussed these days and I just want to say thank you to the Board Members who are dealing with these items. First, a big thank you and shout out to our Treasurer, Ellen Mytych, she along with Cindy are always making sure that the budget is on track and that when the audit is completed, everything the accountants need or ask for is always readily available. Next, I would like to thank Joan Myers for jumping in to be the liaison regarding the tennis court project. There has been a lot of time and effort already put into this, and the process is still on going. Finally, I would like to thank Michael Early. Mike stepped up when a new Building and Grounds Chair was needed, and he hit the ground running. There have been several issues since Mike took over, but he and his team have done an excellent job and I hope if you see Mike, you will say thanks as well.

We have many residents who jump in to do things for others both in the community and outside of it. Helen Vail and Sharon Madden are two that come to mind. I know there are others, and I hope to highlight all the very helpful board members and community members in the next few months. The fabric of our community is held in place by those of you who volunteer to keep it that way. Thank you again and enjoy the spring.

TREASURER: ELLEN MYTYCH

The year-to-date Profit and Loss report was included and is where it should be this early in the year.

SECRETARY/OFFICE: THOMAS DUFFY/CINDY BATTREALL

The Office has been busy with many Pavilion rentals and potential renters looking at Pavilion.

Optimum in the office has been cancelled and the box will be returned; the channels for the cable in the small room have been reduced to only basic channels. The office will know the savings when the next invoice is received.

There are no longer “small room only” rentals. The Board had discussed and felt this was a better way to go. Residents can rent the entire Pavilion for \$350.

The Office requires all complaints/concerns/problems/etc. to be in writing. If a resident speaks to a Board member about any issue, please inform them that they must send the office something in writing for it to be forwarded to the proper person.

The “dog off leash” issue is getting worse. Not only is it a rule that dogs must be leashed, but there are people afraid of dogs, and they should not need to be frightened if a dog approaches them. Please report any issues you see to the office – in writing. Fines will be assessed.

There are still many 2024 Directories in the office that have not been picked up. Please stop by to get the Directory.

Ms. Battreall reported that the Annual meeting will be September 22 instead of September 15.

BUILDINGS & GROUNDS: MICHAEL EARLY

- Landscape / Plow contract email vote for Regional Property Maintenance.
Do we need an official on the record? The Board previously voted by phone vote, to award the snow/landscape contract to Regional Property Maintenance.
- Roof replacement quotes. Would like to proceed and get one scheduled. Overdue and roof is leaking. Likely costing more the longer we wait.
Elvin Carpentry \$42,725 new roof & gutters; dispose of all refuse.
Brodeur roofing \$46,400 new roof & gutters; dispose of all refuse.
Mr. Early made a motion to award the roof contract to Elvin Carpentry. Ms. Mytych seconded. All in favor. Ms. Mytych stated that the money for this will come from the Capital Reserves. Elvin Carpentry will be starting the job in a few weeks.
- Generator service contracts: I suggest the following:
Pump house Kohler generator suggest Kingsley Power

Level 1 & 2 service contract \$1,495.00

Pavilion Generac generator suggest Lake Katonah Electric

Level 1 & 2 service contract \$1,080

The reason for these two companies is we have two varied brands of generators. Both are dealers for specific brands. They will know those units best. Quicker access to the repair parts.

Mr. Early made a motion to hire Kingsley to maintain the generator for the pumphouse and Lake Katonah to maintain the generator in the Pavilion. Ms. Myers seconded. All in favor.

- Water ran off issue on Terrace. Petr is working to try diverting water into storm drains. Could potentially need additional storm drainage extensions to remediate issue.
- Catch basin cleaning. 3D quote \$2,460.00 per day to vacuum approximately seventy basins. 2 days to complete all. I suggest we proceed and get on schedule. They have not been cleaned in many years. Clogged storm drain systems could flood a home, undermine roads, and cause damage to our freshwater infrastructure.

We will need to jet / flush some of the drains as well, which will cost extra and may be done by a separate firm. Mr. Early made a motion to have 3D do the Catch basin cleaning. Ms. Myers seconded. All in favor.

Mr. Early reported that we are going to have Brink Star do much needed tree removals.

Ms. Salerno reported that the Board has offered Petr Trlica a full-time position beginning April 15.

PAVILION – CINDY BATTREALL

Ms. Olimpieri made a motion to approve application from Joan DiMauro to rent Pavilion on March 31, 2024. Mr. Vincent seconded. All in favor.

Ms. Olimpieri made a motion to approve an application from Ashley Flores to rent Pavilion on July 20, 2024, for graduation party. Ms. Mytych seconded. All in favor.

Ms. Olimpieri made a motion to approve an application from Emily Paesano to rent Pavilion on May 18, 2024. Ms. Myers seconded. All in favor. Motion approved. Ms. Olimpieri made a motion to approve an application from John Lee Jr./Weights & Measures Association to rent Pavilion on May 21, 2024, for meeting for \$350. Ms. Myers seconded. All in favor.

Ms. Olimpieri made a motion to approve an application from Joanna DiMauro to use Pavilion on June 22 for memorial for her mother, Marylou Martelli at no cost. All in favor.

Ms. Olimpieri made a motion to approve an application from Ashley Flores to rent Pavilion on July 20, 2024, for graduation party. Ms. Mytych seconded. All in favor.

Ms. Olimpieri made a motion to approve an application from Marianne Collins to rent Pavilion on July 27, 2024, for James 60th birthday party. Ms. Myers seconded. All in favor.

Ms. Olimpieri made a motion to approve an application from Clara Lliguin to rent Pavilion on August 10, 2024, for a quincenara. Ms. Myers seconded. All in favor.

Ms. Olimpieri made a motion to approve an application from Raul Aguirre to rent Pavilion for a wedding on August 24, 2024. Ms. Myers seconded. All in favor.

REAL ESTATE: THOMAS DUFFY

Mr. Duffy is making a motion to approve plans from Larry Feder of 11 Vails Lake Shore Drive to alter existing garage space into a bathroom and to enclose breezeway to the new bathroom from the house with new roof line. The Board received the plans on March 11, 2024. Ms. Myers seconded. All in favor.

Mr. Duffy and Petr went to Mr. Feder's house at 11 VLSD to measure the area to determine where the fence should go on the Beach.

Mr. Duffy reminds the Board that in August 2023, Mr. Anthony Spennicchia had plans approved to construct a garage on the northern side of the property, including the position of the garage. Plans have also now been submitted – drawn by Richard Vail, Architect, for the addition of a partial second floor, per attached plan. Mr. Duffy makes a motion to approve this plan for the second floor, pursuant to the pilings being cut down to ground level. Mr. Spennicchia stated that they will be cut down by the start of May. Ms. Myers seconded. All in favor.

Mr. Duffy makes a motion to approve the application from Darina Fox of 10 Locust Road, to replace the existing broken shed with a new shed. The shed will be in the same spot, just a new structure. The shed will be 10 x 10 feet. Ms. Myers seconded. All in favor.

TENNIS COURTS: JOAN MYERS

Ms. Myers read the attached report about the update on tennis court investigation.

We received sixty-eight responses to the survey that was sent out regarding Tennis Courts. Ms. Salerno does not feel that we have enough responses Mr. Early stated that residents want a firm number of how much it would cost if an assessment were decided on. Ms. Olimpieri stated that residents have said they will not respond to the survey unless they can see firm numbers and how it would affect all re: an assessment and a firm plan. Ms. Myers said that is hard information to come to.

Mr. Janecek suggests sending out information sheets which residents would have to sign and send back – so that we know that people understand how much it would cost them. There were a lot of great ideas, and the committee is working in a precisely organized manner.