

VAILS GROVE COOPERATIVE. INC.

BOARD MEETING

March 31, 2025

CALL TO ORDER: PLEDGE OF ALLEGIANCE

Ms. Myers called the meeting to order at 8:13 pm. All rose for the Pledge.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Mr. DeFelice made a motion to accept the minutes from the February 2025 meeting. Ms. Olimpieri seconded. Mr. McGuinness abstained. All others in favor. Motion approved.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Ms. Waltzer spoke about what a great Cooperative we are and lucky to have so many volunteers to do things in this wonderful place and that is important for us to get along.

Ms. Getter stated that she does not play tennis, or go to the playground, beach or basketball courts, but having the tennis courts would really improve the value of the homes here.

Ms. Felton thanked the Board for all the hard work and thinks that the community should have a say in ideas. And again, thanks for all your work and energy. And the residents should have more input into things.

Mr. Andrews stated that the generator should come first. Tennis courts would be great but some things need to be done first. Mr. Andrews also stated that he doesn't want the coop to be responsible for the drainage at 14 Locust Road.

Mr. John Myers thanked everyone for the hard work and hopes the tennis courts come through.

Mr. Spennicchia said that there are trees on Coop property that are hanging toward his house. He would like to cut the trees down at his cost.

Mr. David Bruen thanked the Board for all they have done for the tennis courts. He thinks the tennis courts are a great asset and worth the money. Mr. Bruen is the Chairman of PLEC – Peach Lake Environmental Coalition. He stated that PLEC presently had some projects going on and is asking for a levy of \$5.00 per house at Vail's Grove – the same as the other developments

around the lake. ProCare will be submitting an application which would allow them to treat the lake front all under the same application. He asks that Vail's Grove donates the money requested and asked Vail's Grove for approval for PLEC to go ahead with application to get rid of the milfoil.

Mr. Brian Fitzgerald thanks the Board members for having the special meeting about what is being done re: the Tennis Courts. He said that the Grove should not sign any contracts until everyone knows about everything about the project.

Mr. John Goff spoke about the amount of money being spent. He feels the generator should be dealt with first. Cross your T's and dot your I's.

Ms. Salerno would like to speak about the history of the board. Her mentors, Frank Cassidy and Jack Waltzer would not like for all this negativity to be had. Stockholders deserve to know about everything. An agenda has not been posted for years, and definitely wasn't posted when she was Chairperson.

Good evening,

I wanted to speak tonight to address the temperature within the community and within the board. I have had the pleasure of being on this board for about 10 years. I had 2 great mentors, Jack Waltzer and Frank Cassidy. They both added so much to this board and to this community and are sorely missed. Neither of them would be happy with the discourse that is happening not only with the community but with the Board Members. While nothing or no one is ever perfect, I will tell you that the members of this Board do the best that we can.

As the former Chair of the Board, and having sat in that middle chair, I will tell you that sometimes we make mistakes. Each and every one of us does the best we can to know the Rules and Regulations, understand the By-laws, and make sure that we do our due diligence for our stockholders. While you all deserve to have your Board be communicative with everything, sometimes that does not happen. As you all have been told over and over, we are ALL volunteers who sacrifice our time so that we can be the best people who you elect to run this co-op. The failure to post an agenda is a mistake, that unfortunately has been happening for a while. During my 4 years as Chair, I can tell you I did not post an agenda, never even knew that it was in the by-laws, BUT now we do know, and you can be assured that there will always be an agenda posted going forward and for years to come. The format of the agenda is a work in progress so be patient with the Board on that.

As a Board member, I can promise that we will hold each other accountable for our decisions regarding the coop. We can do this with respect for each other and for the stockholders. We might not agree on everything, and a healthy respectful debate is always welcome, but in the end, we must all try and be the wonderful community that we have been. The community that made it through Covid with the Honda Fit music nightly, the community who supported our neighbor who lost their house to a large tree, the community who came together to honor my mentors, Frank and Jack.

Finally in a Chair Report that I submitted in November of 2023, I wrote the following:

As we enter the end of 2023, I would like to thank the members of the Board of Directors for the effort put forth during this past 12 months. Many residents have only a small idea of the work that comes with being a member of the Board of Directors during the year. The responsibility that goes with all the decisions that are made in the best interest of all the residents and owners of Vail's Grove are discussed sometimes over and over to ensure that the final decision and outcomes are fair, equitable and adhere to our Rules and Regulations and proprietary lease. While some outcomes are met with disappointment by the resident or owner, the Board and the corresponding committee members responsible for the recommendation exhaust all the possible scenarios before making the final decision.

Let's come together and get our community back on track.

COMMUNICATIONS NOT INCLUDED IN REPORTS:

The Board received a letter in January and I responded to the letter personally (included) believing that was the right way to respond. However, because of the January meeting being cancelled due to illness of so many Board members, the letter should have been included in the February Board packet to be read. It wasn't. So now all 3 will be read into the minutes.

Meghan Cassidy
4 White Oak Lane
Brewster, NY 10509

January 15, 2025

Vails Grove Cooperative
5 Vail Blvd.
Brewster, New York 10509

I am writing to express my concerns regarding the recent increase in quarterly charges and the additional quarterly assessment reflected in the bill I received in January. The bill was dated January 6 and the letter was postmarked January 8, leaving me with no prior notice to plan for this unexpected financial change. As a single mother on a strict budget, I am disappointed by the lack of communication regarding these increases. Like many residents, I do not receive a cost-of-living bonus or salary adjustment to offset such rising costs. This sudden increase has placed an undue financial burden on my household, and I feel strongly that the board should have informed residents well in advance to allow us time to prepare.

It is deeply frustrating and disheartening to experience such a lack of consideration for the financial challenges faced by community members. Clear, timely communication and transparency regarding such changes are essential to maintaining trust and fostering goodwill within the co-op.

I urge the board to reevaluate the decision-making process and consider implementing policies that prioritize advanced notice and greater sensitivity to residents' financial circumstances. I hope you will take my concerns seriously to residents' financial circumstances. I hope you will take my concerns seriously and work toward a solution that demonstrates greater consideration for all members of our community.

Sincerely,

Meghan Cassidy

Dear Meghan,

Cindy forwarded your letter to me immediately especially when volunteers and I completely understand how you feel. It was not the board's intention to have the situation work out this way. We, as a board, have been wrestling with the fine line between keeping our quarterlies as low as possible, and making sure we have enough money to fund our day-to-day normal expenses as well as plan for projects that we know for a fact will be rearing their ugly head soon enough. I, for one, always fight to not raise quarterlies because I know they never go back down and added assessments are problematic as well. I get it.

Starting around October, the board begins to assess immediate issues that we will have to allocate funds for the next year. It's usually a very lively discussion. And as a result, we do think long and hard about this very issue trying hard not to pass this burden on to our stock holders. Aging trees that are dead that need to be removed, cracked roads, aging pipes, circulators not working, etc., are just a few things that factor into our costs. We are also working hard to bring in as much revenue as we can to offset our rising costs. Believe me, if we didn't have some of this money, the quarterly increase may have been even higher. And we are facing criticism on that front as well.

After the board voted for these increases, Ellen Mytych immediately wrote an "article" giving stockholders notice and sent it to Carol Harting who writes our newspaper, The Vails Voice. Without laying blame, the notice did not make it into the paper as it should have. Carol feels horrible about it and I am telling you this as an explanation, not as an excuse.

Cindy wanted to put it in a Robo call and on Facebook, but was asked not to.

I think your point has hit home for me about giving stockholders more time or advanced warning of increases but honestly speaking, getting decisions made with 13 people all with differing ideas, thoughts, and points of view is tricky, especially when the board is made up of volunteers.

So, with that said, I will work hard to make sure that stockholders are given more consideration in this process especially in terms of better communication and I will also make sure the board is aware of your concerns. Thank you for your letter.

I saw Sarah in the office working hard last week! What a complete sweetheart!

Best,

Joan Gabel

Meghan Cassidy
4 White Oak Lane
Brewster, New York 10509

March 24, 2025

Vail's Grove Cooperative
5 Vail Blvd.
Brewster, New York 10509

On January 15, I submitted a letter that inadvertently was not submitted to all the Board members and added to the January board packet. My letter was to express my concerns regarding the recent increase in quarterly charges. I know that cost of living adjustments for the quarterlies was added into the by-laws when Frank was on the Board. The increase regarding cost of living is 2.5%. The most recent increase was more than that 2.5%. In my letter I explicitly stated that clear, timely communication and transparency regarding such changes are essential to maintaining trust and fostering goodwill within the co-op. I made sure that I wrote maintaining trust and goodwill.

I did receive a response to my letter on January 18 where it was explained to me that the increase was to replace the money in the reserves. I was told that the reason stockholders were not notified prior to the bill being mailed out was the result of an error in the writing of the Vail's Voice. Considering the amount of paper and money that is spent on mailings, this personally seemed like a ridiculous excuse. We have communicated more frivolous topics with a bigger priority. During this time, it was also explained to me that some of the issues that need to be addressed are aging trees that are dead that need to be removed, cracked roads, aging pipes, and circulators not working. The response closed with consideration on being more communicative and the Board will be made aware of my letter. It seems like that was not done.

When I was first made aware that the monies from the sale of 14 Locust was going to the rebuilding of the tennis courts, I was furious. Weeks ago, I was told that there were other repairs around the co-op that needed to be done. My quarterly increase will help with that. Now we have money that is not being considered for those repairs. I was disheartened to be told one thing in January to have something else told to me in March.

When the petition for a special meeting was circulating around the neighborhood, I chose to sign it so I could better understand the discrepancy of the reason why my quarterly charges were being increased. This did not mean that I was against the repair of the tennis courts. Nowhere on the petition did it state that. It has also gotten back to me that Board members are stating to other stockholders and non-stockholders that I am not in support of the tennis courts. No one on the Board has ever asked my opinion or had a conversation with me about it.

After attending yesterday's meeting, it was immediately visible of the amount of co-op funds that was spent on the stenographer, security and the unnecessary excessive amount of paper. I attended the meeting with hopes of concerns being answered and addressed. I learned that there was a letter that was distributed that asked for stockholders to sign if they were in support of the Board's decision. I was not privy to this letter. That is inequitable.

I took away from the meeting only hearing how great tennis courts would be and of the family lineage of those living in Vails. I too have a lineage living in my 100+ year old family house. My children are 5th generation who continue the love of the lake and work to be a part of this amazing community. I do understand the volunteerism that goes into the co-op as I am and have been part of various committees. And let's not forget Frank, who was unnecessarily mentioned at the meeting yesterday, died suddenly while holding the Chairman's position. My family is not much different than my neighbors.

Sitting in the pavilion yesterday broke my heart. I am disgusted with the fact that I left yesterday's meeting not feeling like the community is on a path to healing. Not one person said that they are against the restoring of the tennis courts. But as a person who signed the petition for a special meeting, I personally feel that I am being punished because I am looking for a deeper explanation as to why a majority of the monies from 14 Locust going to the tennis courts is more important than the issues that need to be addressed as told to me in the letter I received. I truly hope that the board will take the time to answer questions that were addressed before moving forward as well as take a deeper look as to how to change the climate of the community. We can do better than this.

Sincerely,
Meghan Cassidy

Again, to re-iterate, I apologize that the letter was not read or included in the February packet.

Letter from Emily Paesano Sunday, February 23, 2025

Good evening.

Unfortunately, I was unable to attend the board meeting last night because of the flu in our home. I am beyond frustrated with the discussion about my e-mail. I texted with Joan on Monday and left the conversation feeling like she heard and understood where I was coming from. This clearly wasn't the case when the email was read and the response was "it's been an icy winter". What happens when I slip holding my son or our parents slip as they get out of their cars? Who is liable then...Our parents come to watch our son and it's not safe for them to be walking in the lot.

All the lots that are not paved NEED to be addressed. In the winter months "icy winters" happen- they can be properly treated. I find it absurd that tennis courts are a priority over the safety of community members and their relatives/guests.

Regards, Emily Paesano

Mr. Vincent asked why the Board does not get letters from residents that come in. The Thank You note from Joan Visbal is in the Board packet.

Mr. Bruen thanked Vail's Grove for hosting the PLEC meeting. Ms. Mytych stated that the \$5 per house is in the budget and the Grove will pay that.

In the Board packet, there is a photo of a dog on a property on Bass Lane. The photo was sent to Ms. Petroff. Ms. Petroff responded that it is not her dog. The Board requested Ms. Petroff to send photos of your dogs, so if someone reports them off a leash, we can look at the photos prior to assessing a fine.

COMMITTEE REPORTS

CHAIRPERSON: JOAN MYERS

VICE-CHAIRMAN: MARY RUBINI No report

VICE PRESIDENT/LONG RANGE PLANNING: DAVID JANECEK

Mr. Janecek, as Chairman of Long-Range Planning reported that he put together a list of items in the Grove that need to be taken care of. Generator bids will go out soon. Drainage issue bids are going out as well.

OFFICE/SECRETARY: TOM DUFFY/CINDY BATTREALL No Report

REAL ESTATE: TOM DUFFY No Report

TREASURER: ELLEN MYTYCH

Ms. Mytych discussed the vote at the November meeting. The Board voted for a 2.5% raise in maintenance and a \$25 Assessment. The following is what Ms. Mytych prepared for the Vails Voice:

I just wanted to address the January 15, 2025 stockholder letter regarding the lack of prior notice of our assessment and quarterly charge increase. The Board voted for these two measures on Thursday, December 19. The very next day, December 20, I submitted notice to stockholders of these changes to Carol Harting so it could be printed in our January Vails Voice. However, when the Vails Voice arrived in the mail, I saw that the notice wasn't included. I contacted our Office Manager, who promptly took the initiative to read aloud my notice in a robo-call to all stockholders. On Monday, January 13, Carol wrote an email to me apologizing for inadvertently leaving my notice out of the Vails Voice. It was an innocent mistake. Carol, like the rest of us, volunteers her time to help the community out of a sense of goodwill. I would like to read my original notice as well as Carol's apology for our records:

Hi neighbors:

Hope everyone is enjoying the Holiday season so far. I wanted to share with you that our Board of Directors has been very conscientious when it comes to spending, and I have every confidence that this will continue through 2025. In 2024, the Board made some much-needed investments in our community, such as the new roof on the Pavilion and major improvements to our storm drain system. The funding for these expenses came from our Capital Fund, and we need to start replenishing that fund for future major improvements. As part of our 2025 budget, the Board agreed to a \$25.00 quarterly assessment, which will begin January 1 and last through December 31. Also, as with prior years, the quarterly fee is being raised by a modest amount of 2.5%, which is consistent with the Cost-of-Living Adjustment for 2025. Wishing each of you a very happy and healthy New Year!

Ellen – I apologize for not getting your report into the January newsletter. My inbox showed that it did come in just as I was leaving for Florida for the holidays but I missed it completely. Let's try for another one for the April issue.

Carol Harting

Ms. Salerno suggested the raises be sent out in December.

PAVILION: ELLEN MYTYCH

Ms. Mytych made a motion to approve rental by resident Tanja Myers on April 5, 2025 for a 5-year-olds birthday party. Ms. Salerno seconded. All in favor.

Ms. Mytych made a motion to approve rental by resident Joan DiMauro on April 20, 2025 for Easter lunch. Mr. Vincent seconded. All in favor.

Ms. Mytych made a motion to approve rental by resident Julie Salerno on April 26, 2025 for a 1st and 40th birthday. Mr. Vincent seconded. All in favor.

Ms. Mytych made a motion to approve rental by resident Sarah Huntington on May 3, 2025 for a child's birthday party. Ms. Olimpieri seconded. All in favor.

Ms. Mytych made a motion to approve rental by resident Sheila DeFelice on May 10, 2025 for a family reunion. Mr. Early seconded. All in favor. Ms. Mytych made a motion to approve rental by John Lee Jr., Weights and Measures Association of NYS on May 20, 2025 from 9 am-3:00 pm. We have rented to them multiple times in the past for fee of \$350. Ms. Salerno seconded. All in favor.

Mr. Mytych made a motion to approve rental by resident Anthony Spennicchia on June 20, 2025 for a graduation party. Mr. Vincent seconded. All in favor.

RE: Time change for music to stop: Ms. Battreall called already approved rentals to tell them about the time change. We have two cancellations. One was for \$3000 and one was for \$2000.

BUILDINGS & GROUNDS: MICHAEL EARLY /JOAN GABEL

Landscape / Plow; vote on whom to award contract – See Below

- List of projects for 2025; some of these are already included in the long-term planning.
 - 1) Pump house generator replacement. Michael Early clearly stated in his Buildings and Ground reports from February 2024. “Board should plan for purchase of a new generator and transfer switch for pump house in the next year. It is vital that the generator runs the pump house during power outages.” Meeting agenda attached. Lake Katonah quote is attached \$49,500.00; anticipate potentially 3 months delivery / install after ordering. I asked Kingsley Power for quote as well. As of today, have not received it.
 - 2) Pavilion AC compressor not functioning. Which makes the other units work harder to try to satisfy AC demand.
Replace 1 unit: Estimate \$10K; Entire system outside unit & inside air handler \$20K
 - 3) Storm drains system / catch basin annual vac truck cleanout. 3 days’ work / \$8K total. Clogged storm drain system could flood a home, undermine roads, cause damage to our fresh water infrastructure, etc.
 - 4) Ground water issue on VLSD located near, Janecek, Penny Feder & Waltzer
Constantly flowing water. Undermining road. Creating massive potholes. Large ice “glacier” forms in winter.
Scope of work: Excavate east side of road facing uphill to Bass Ln. Add drainage pipes to extend & divert water to storm drain system. Estimate \$8-10k
 - 5) VG Storm drain outlets that require extension or total replacement.
Storm drain pipe between Locust Rd & Terrace; Substantial cleanout or replace.
Coordinating during construction of new Gallagher residence at 14 Locust would make the most sense economically for all parties. Unsure of what new shareholder is required to remediate as condition of property lease.
The following are on leased land / back yards of shareholders. Likely others we are unaware of as well.
 - 1) Ken & Laura Rhuda storm drain pipe needs to be extended 100 ft to lake
Estimate \$15K

Currently storm water flows to a “pit” in the middle of yard. Creating swap / pond.
Dangerous for kids and health issue. Breeding ground for insects / mosquitoes.

- 2) Dennis & Pat Ryan storm drain outlet are steel pipes that rotted away. Could collapse and prevent water to evacuate during rain events. Replace the pipe with plastic from lake to catch basin on VLSD \$15-20K
- 6) VG should budget a min \$10K annually for tree work; many dangerous trees need to be addressed. Jason / tree committee has better idea of exact location & condition. This is separate from emergency tree work done after a significant weather event. Often trees that were not even on our radar as potential issue.
- 7) VG Community lots need replenishment of gravel. Better would be millings which are ground up asphalt. Final result is hard pack surface that still allows drainage. Same as the north end boat yard was done. Several lots need attention. Examples: Orchard Rd (Next to Patti Ford), Locust Rd, Lot between Hickory & Bass Ln, Lot near pump house (Across from McGuiness), I may not be aware of all of them. Estimate: \$15k - \$20K for all lots mentioned above.
- 8) Pavillion double door replacement quote.
\$3,428.46 each set for Aluminum (Black anodized) double doors w/ emergency bars

Review of landscape and snowplow service for the new season beginning April 1, 2025 – March 31, 2026. – Joan Myers

I have compiled the information on behalf of the three executive board members who opened the bids for the snow and lawn removal on March 14, 2025. David Janeczek, Tom Duffy as well as myself, and Cindy, the Office Manager, opened and looked over the six bids we received regarding our landscape and snowplow service for the new season beginning April 1, 2025 and running through March 31, 2026.

The bids received were from our current contractor, Regional, as well as Nick Papalia, Salem Landscaping, Ivan landscape design, Ruben’s landscaping, and Edgar Lopez. We have used Salem Landscaping in the past and Nick Papalia Landscaping currently handles Pietsch’s.

The bid specs were given to any contractor who wanted to bid. The quotes above were as follows:

Nick Papalia \$55,000

Salem Landscaping \$64,200

Ivan landscape design \$142,600

Regional, our currently landscaper, \$40,000

Ruben's Landscaping \$81,240

Edgar Lopez \$57,000

All bids include spring cleanup, two fall cleanups and salt needed to keep the roads clear. All bidders have both the manpower and vehicles to handle our needs, and all bidders had positive references.

With all of this in mind and with keeping with our policy of being fiscally responsible, the suggestion would be to once again approve Regional Property Maintenance for a one-year contract beginning April 1, 2025-March 31, 2026. Of course, this is just a suggestion and discussion should follow, along with a board vote, if possible.

Please reach out if you have any questions.

Joan Myers, Tom Duffy, David Janeczek

Mr. Early stated that Mr. Pochintesta improved greatly from start of contract. The last two storms we had were dealt with better. Mr. Early made a motion to have Regional Property Maintenance, Richard Pochintesta, be awarded the Snow/Landscaping contract for April 1, 2025 – March 31, 2026 for \$40,000. Ms. Salerno seconded. All in favor.

Mr. Early stated that a bid packet for a Generator at the Pumphouse will be going out by and hopefully getting quotes by the next Board meeting. There are no emergencies but we can rent a temporary generator just in case something happens.

BOAT RAMP/NORTH END STORAGE: PAT MCGUINNESS

As the days towards our boat launches are quickly approaching, please keep the following in mind.

There are new signs with rules and regulations that have been posted on the gate at the North End as well as one of the trees that come up on your right side as you come to the boat storage lot.

Please adhere to all rules and regulations.

It is strongly advised that you make your way to the North End well in advance of your planned day of removal. Obviously, you will then be able to assess if any arrangements need to be made with others that may be unintentionally obstructing access to your vessel(s). It would also be a good time to re-write your contact information on your wrapping or duct tape if for some reason you need to be contacted. If you need to contact someone and their name is not immediately apparent, information is associated with the assigned tag numbers at the office.

Names and contact information of key holders are printed on the signs at the North End as well as on the Vails Grove website. There may be a name change here and there that would need to be updated since the signs were put up. This contact information will be updated (if necessary) in the weeks to come.

Of course, as always, COMMUNICATION, CONSIDERATION and PATIENCE are of the utmost importance amongst all who will use and access the North End during this time. Please DO NOT MOVE OR RELOCATE ANY one else's property without prior arrangements being made with your fellow owners. If an outside source is hired, they must be made aware that they cannot touch another person's property without prior arrangements. Hopefully, this will help to avoid situations like last year and years past when damage occurred where it could have been avoided. Such occurrences could result in fines and/or restricted use of the North End, not to mention actions being taken by affected owners. Obviously, we want to avoid any negative outcomes at all costs so please, adhere to the rules, plan ahead as best you can and make all necessary contacts (if needed) so that everything goes as smoothly as possible. Once again, THANK YOU ALL in advance for your cooperation and support throughout this process. Enjoy the upcoming season and see ya on the waves!

PUMP HOUSE: PAT MCGUINNESS

Discussions are under way and requests for bids will start going out towards the upgrading of the emergency generator at the pump house. While the current generator is fully operational, an upgrade will be needed at some point. For those unaware, the generator is on a self-test which happens at midday every Wednesday. If you happen to be walking your dog or just strolling at the north end during the mid-afternoon hours you may hear it running. As I live directly across from the pump house, I can affirm it has been working like clockwork on those Wednesdays that I happen to be home and can hear it. Luckily, we've had no recent incidents for which the generator would have been needed and let's hope that trend continues indefinitely. Back up measures are already in place for the rental of a generator if our current generator fails prior to replacement or if one is needed while a new installation is taking place. All I's will be dotted and T's will be crossed and everyone will be notified when this project finally gets underway.

RECREATION: J. SALERNO, P. VINCENT, M. CASSIDY, S. BRODERICK, N. EARLY

Hop on over for our Annual Easter Egg Hunt on Sunday, April 13, at 1:00 PM at Vails Grove Playground! Bring your baskets and get ready to search for eggs. Plus, don't miss a special visit from the Easter Bunny, who will be hopping by for fun photo opportunities!

Note: This event is weather permitting. We can't wait to see you there!

Mark your calendar for our future Recreation events. *(All events are subject to change or cancellation)*

Sunday, April 13 – Easter Egg Hunt

Friday, May 2 – Kids Dance Party

Thursday, July 3 – Movie night at the beach

Friday, July 4 – 4th of July Parade

Saturday, June 7 – Beach Party

Saturday, August 3 – Cardboard Boat Regatta and Beach Picnic

Saturday, September 13 – Bingo
Saturday, October 25 – Halloween Dance Party
Saturday, December 13 – Christmas Party

Ms. Myers reported that she is talking to Tom Stevens about a Fundraiser for the Tennis Courts. This event will be on Sunday, May 25, 2025. More info to follow.

LEND A HAND: HELEN VAIL

Ms. Vail reported that the Lend a Hand committee is recruiting more volunteers to help those in need here at the Grove. There will be a meeting at Ms. Vail's house on April 4th at 7:30 pm.

BEACH REPORT: PAUL DEFELICE/CHRIS DRESS

As we draw closer to the summer we are focusing on the staffing and training of our guards. We will be taking applications next month and reviewing applicants, Staffing patterns will be similar to those last year. Hours of operation will remain 10 am to 7 pm on weekdays and 11 am to 8 pm on weekends. Guards will be staffed to avoid overtime. They will continue to be responsible for raking the beach, assisting in sand distribution, garbage removal to the parking lot, port-a-potty inspection and collecting signatures and payment for equipment rentals. More importantly they will be on point in providing supervision and assistance to all bathers. I would also like to see if we can offer swim lessons to the community.

Important dates:

Applications due April 19th

Equipment review May 10th

WSI training May 17th (Sat and Sun). Will need access to Pavilion if raining. Opening Day May 24th (weekends only until June 21st)

Closing Day Labor Day September 1st

We also look forward to Opening Party night on June 7th and Movie Night July 3rd.

I have asked all shareholders to introduce themselves to the guards and please follow the rules of the beach. If anyone has any questions or concerns that cannot be answered I will ask them to be referred to either myself or Chris.

Respectfully submitted: Paul DeFelice

TENNIS COURTS:

Mr. Janecek made a motion to sign a contract for the Re-surfacing of the Tennis Court. Ms. Rubini seconded.

Mr. Early stated that he feels there is a lot of support for the courts. All permits, DEC information, continued fundraisers, perhaps a long-term loan for the courts so we can retain the reserves are all concerns for him.

Mr. Janecek reminded all that this vote is "not to exceed \$100,000". Ms. Rubini seconded. Mr. Janecek stated that the committee has been in touch with the Town of Southeast Building

Department. A wetlands application is being submitted this week. There are no wetland concerns.

Vote was taken:

In favor: Mr. DeFelice, Mr. McGuinness, Ms. Mytych, Mr. Duffy, Ms. Rubini, Mr. LaRocca and Mr. Janecek.

Against: Ms. Olimpieri, Mr. Early, Mr. Vincent and Ms. Salerno. Motioned approved 7-4.

Mr. Early stated that that he is worried about the costs. Ms. Rubini said that fundraising will get easier as the courts are built.

SHAREHOLDER COMMENTS:

Mr. Andrews stated that there is good information but if the Pumphouse generator doesn't work, it would be astronomic and a major ordeal.

Mr. Janecek replied that Lake Katonah would be able to supply a generator for 8 hours for \$2000.

Mr. Rob Lee stated that the tennis courts are very important for children and wants them back. Mr. O'Loughlin asked how the key cards would be managed. He also stated that people from Pietsch's walk their dogs all over Vail's Grove.

Ms. DeFelice stated that she supports the Tennis Courts and feels so much better today and thanks the Board of Directors for their work on the tennis courts and working on improving communications.

Ms. Myers stated that Ms. Carol Terilli would be happy to work on the Vails Grove website.

Meeting adjourned at 9:43 pm.