

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

MAY 21, 2024

CALL TO ORDER:

The meeting was called to order at 8:05 pm.

ATTENDANCE:

Present:

Mr. Duffy, Mr. Early, Mr. Janecek, Mr. LaRocca, Mr. McGuinness, Ms. Myers, Ms. Mytych, Ms. Olimpieri, Ms. Rubini.

Absent: Ms. Salerno, Mr. Vincent and Ms. Broderick.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the April 2024 meeting. Mr. Duffy seconded. Ms. Olimpieri abstained. All others in favor. Motion approved.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Mr. James Collins reminded all that on this Memorial Day Weekend, everyone should remember Veterans in our hearts. They are our heroes.

COMMITTEE REPORTS

CHAIRPERSON: No Report

VICE-CHAIRPERSON: No Report

VICE-PRESIDENT: No Report

SECRETARY/OFFICE: TOM DUFFY/CINDY BATTREALL

These past few months have been quite busy with showings of the Pavilion. Every weekend in June, July and August, the Pavilion is rented, with 9 of them outside rentals. September has 2 rentals, both outside, and October has 3 rentals, all outside.

Reminder that the following Board seats are up in September. There will be 4 three-year terms available, Tom Duffy, Jill Olimpieri, Sarah Broderick and Joan

Myers terms are up. In addition, there is a two-year term available (until 2026) left open when Hugh Andrews resigned. The process is the following:

Notice of vacancies get mailed to stockholders no less than 10 days before meeting and no more than 60 days prior to meeting. The Annual Meeting will be on Sunday, September 22nd. After the notice goes out on July 24nd, petitions can be picked up at the office, needing to be returned with at least 10 signatures (members in good standing) by August 12 at noon. The date to be considered “member in good standing” will be July 31st at noon.

Busy time of year as everyone is trying to get their boats in the water. Keys are in and out of office constantly. This year there is a concern that the lake level is low, so it's been suggested that boat owners learn the lake, including where the rocks are. Lots of lifeguard administrative work will start very soon.

TREASURER: ELLEN MYTYCH

Ms. Mytych reported that our budget is where it should be at this time of year. The breakdown of line items will be distributed at the next meeting.

BUILDINGS & GROUNDS: MICHAEL EARLY

- Catch basin cleaning is complete. Storm drains by garage was jetted and still not flowing. Will likely require excavation to repair.
- Seeking a few volunteers to assist with cleaning out the catch basins behind Sowa & Van Scoy that were inaccessible to vac truck. Potential others that were not accessible as well.
- Received several bids from asphalt companies to pave and repair potholes. Working to get on their schedule ASAP.
- Basketball court replacement planning is ongoing. Project expected to begin this summer when ground is dry. Been suggested to move the new court closer to Vails Blvd. Away from the wet area. As well as build up the base several inches to avoid future water damage.
- Petr is keeping quite busy with beach and dock preparations for upcoming summer season.

Mr. Early said he has received bids for the asphalt work. Mr. Early made a motion to spend \$8900 for potholes. Ms. Myers seconded. All in favor. Motion approved.

Mr. Early said we would be getting prices for Tennis Courts soon. New sand was delivered to the beach. More is coming tomorrow and then spread. A new swim dock will be built by Petr instead of using the pontoon boat that was built. The dock will be 50% submerged and the pontoon that Petr created, will hopefully be used as a sunning and fishing platform.

PAVILION: CINDY BATTREALL

Ms. Olimpieri made a motion to approve rental applications from:

Michael Early for June 1 Birthday party

Mary Rubini for June 23 Graduation party

Selena Cardona June 28 Graduation Party Outside rental

Yuri Ventura August 31 wedding Outside rental

Ms. Myers seconded. All in favor.

Ms. Olimpieri made a motion to approve applications from:

Bill Carroll for graduation party on July 6

Elsa Agosto Wedding on October 19

Mr. McGuinness seconded. All in favor. Motion approved.

Ms. Olimpieri made a motion to approve the application from Claude Keith for a memorial for Donna Keith at no cost, on August 17, 2024 as they were long time residents here. Ms. Myers seconded. All in Favor. Motion approved.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Vetted Rosemarie Thoma, friend of Jonathan Flink of 15 Orchard. Ms. Thoma sometimes stays at house and Mr. Flink wanted to be pro-active and have her vetted prior to her staying for more than 30 days cumulative.

Rental application pending. Possible motion.

NORTH END STORAGE/BOAT RAMP: PAT MCGUINNESS

As we are still in the process of folks coming to the north end for boat removal and such, we have once again had a couple of incidents of boats blocking other boats. And so, the mad dash begins to try to find out who owns what boat. Upon inspection of the boats, the stickers and the time and phone calls it took to resolve this issue, I have some suggestions to put up for discussion.

Also, the numbers that are written on the stickers have faded off and there is now no way to identify who the owner is. Any stickers we use moving forward will have to have a preprinted number on them just like any other printing that is currently visible on the stickers now: i.e., VAILS GROVE.

Here are some suggestions moving forward:

- 1) Stickers with QR codes that can be scanned that give the name and phone number of the boat owner.
- 2) Signs going up to and coming from the storage area that say things like:

IS YOUR IDENTIFICATION TAG PLACED IN THE PROPER LOCATION?

ARE YOU BLOCKING ANYONE?

IS ANYONE BLOCKING YOU?

\$100 IMPROPER USE FINE WILL BE IMPOSED FOR VEHICLES WITH NO STICKER

KEYS MUST BE RETURNED BY END OF DAY

- 3) Motion Lights installed at North End (an idea that has been mentioned before)
- 4) Perhaps a key fob for North End Gate.
- 5) Sign on North End Gate – STORE AT OWN RISK

24 HOURS NOTICE FOR KEY HOLDER REQUEST, discourage requests for same day key usage, plan in advance.

Suggestion that anyone planning to move their boat go to the North End at least 24 to 48 hours prior to the day of removal to confirm they will have no problem getting their boat out.

Possible installation of video cameras that can record who goes in and out of North End.

Electronic record of all boat owners and sticker assignments.

PUMPHOUSE: PAT MCGUINNESS

Requests for bids have gone out to two companies for the inspection and cleaning of our two water tanks. Unfortunately, there aren't many places local to us that provide this service.

As of the writing of this report, we have one company, AQUEOUS (recommended by VRI) who has provided us with a bid of \$4895. However, this price was given to us back in April and I advised the company rep, Dominic Heller, that it would have to be presented to the board for approval. Per discussion and emails with Mr. Heller, the entire project can be done with minimal, if any, disruption of water supply to the grove.

The second company, USG Water Solutions should be submitting a bid by Friday May 17th 2024. An email was sent to a gentleman by the name of Gregory Storms.

Also, Foley's is supposed to be getting back to us to assist with information about the tanks to assist in getting this all done.

Hopefully, by the next meeting, a proposal can be made to choose one of these companies to schedule this project.

REAL ESTATE: TOM DUFFY

Mr. Duffy made a motion for Jon Greenfield at 12 Vail's Lake Shore Drive to extend his new porch to 21 x 9 feet. Ms. Myers seconded. All in favor. Motion approved.

BEACH/RECREATION: JULIANN SALERNO/PETER VINCENT/SARAH BRODERICK/MEGHAN CASSIDY

Thanks to all who attended the Spaghetti Dinner in April. It was a huge success and raised about \$1000 for the tennis court renovation. Special thanks to the Collins Family (Julie and Dan) who co-sponsored the event and provided the great music duo. We hope to do this event again in the fall.

The beach is starting to look good, thanks to Petr. New white beach sand will be here soon. There will be a new floating swim dock soon. The hope is that it will be in by the 4th of July as it is being built. The hope also is that we will be installing a sun/fish dock on the right-hand side of the beach near the picnic tables. This will be strictly for sunning and fishing, no swimming or jumping will be allowed.

The hope is that the weather for Memorial Day weekend will be good and the beach will be open for our residents and guests.

The beach/swim area will be CLOSED June 1 and June 2 for lifeguard training.

We ask that you please refrain from coming down to the beach until after 4 on those 2 days.

The lifeguards will be on duty weekends until June 18th, that will be the first full day of weekly lifeguards. Please be respectful of our guards and if you have any issues at the beach, please speak to Meghan Cassidy or Julie Salerno with your concern.

The first beach event will be Friday June 21st which will be cocktails at sunset. Details to follow.

Please remember to check in all guests with the lifeguard when you go to the beach and remember that you need to stay with your guests.

NEW BUSINESS:

Mr. Duffy made a motion for a committee to be formed to find out more about the NYS Law regarding required reports about lead in water pipes. Ms. Myers seconded. All in favor.

Mr. Duffy made a motion to form a committee to investigate why the fees have gone up so much for sewer bills in the Town of Southeast. Ms. Myers seconded. All in favor.

Mr. Duffy reported that a meeting was held with Mr. Duffy, Mr. Early, Mr. McGuinness, Mr. Andrews and Tyler Post from VRI to discuss the report that needs to be submitted by October 24, 2024. Vail's needs to give proof that there is no lead in pipes. A suggestion is to look at individual meters and take photos to submit. VRI will submit a price for individual homes or all 173 homes, or have stockholders take picture of their own meter. Connection from feed to house, showing a picture of the pipe.

Meeting adjourned at 8:58 pm