

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

November 21, 2024

CALL TO ORDER:

The meeting was called to order at 8:07 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Rubini made a motion to accept minutes of October 17, 2024 minutes. Mr. McGuinness seconded. Mr. LaRocca and Ms. Salerno abstain. Ms. Salerno had some changes/correction of minutes and they are changed in these minutes.

COMMENTS AND CONCERNS NOT INCLUDED IN REPORTS:

Mr. Bill Kruzykowski thanked the Board of Directors and members of Vail's Grove for their kindness during the very difficult time of Joans passing. He especially mentioned Dave & Jess, Tom & Marie, Joan and John, Diana, Sue, Helen, Boots, Pat, Mary, Cindy and many others. Their actions helped the family get through this very difficult time.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Ms. Myers read letters from members of the community. She read letters from Barbara Bigler, Laura Rhuda, Janet Murphy who wrote about the playground and the pathway between Vail's and Pietsch Gardens. Janet Murphy also stated that she is concerned about the outside rentals and that she suggests security during these rentals.

Brian Fitzgerlad also sent a letter about damage to his trailer at the North End storage. He would like fellow stockholders to contact him or anyone else whose boat/trailer might be blocking someone else and ask them to come down to move their property.

We received a letter from a neighbor at Pietsches complaining about the noise level at a party in the Pavilion on a Sunday night and that she suggests that many people go to work on Monday need to get sleep. More discussion under "PAVILION".

Sheila DeFelice would like to teach yoga at the Pavilion. Mr. Duffy made a motion for Ms. DeFelice to be able to use the Pavilion for yoga classes. Mr. McGuinness seconded. All in favor. Approved.

Ms. Waltzer sent a letter to the Board to acknowledge and thank Board members for their service to the community. She also acknowledged and thanked Cindy Battreall. For her 18+ years of dedicated service to the smooth functioning of the everyday business of the Coop.

Ms. Jaime Laurino submitted a letter asking for some changes to the Playground. Ms. Myers asked Ms. Laurino to be the Chair of the Playground committee.

The above letters will be attached at the end of these minutes for your reading.

COMMITTEE REPORTS

OFFICE/SECRETARY CINDY BATTREALL/THOMAS DUFFY

If anyone needs to use the Vail's Grove credit card, please e-mail the office with the request and what it is for. (This is simply designed so we have a record of card usage). When the card is returned it must be with a receipt. If at any time you use your own card, send e-mail to the office for our records.

All monies collected by anyone needs to come to the office so they are kept track of.

The office will be closed next week, Monday, Tuesday and Wednesday, November 25, 26 and 27, as vacation days, along with Thursday and Friday already closed for Thanksgiving.

Ms. Battreall could always be reached in an emergency. Wishing you all a very Happy Thanksgiving as I am so thankful to have been here at Vail's Grove for 18 years and thankful that I love my job and work with so many wonderful stockholders.

TREASURER: ELLEN MYTYCH Treasurer Report:

Budget:

Please find attached a draft of the 2025 budget. All items open for discussion and modification, this is just to get the ball rolling.

For discussion:

Increased the quarterlies by 2.5% per the published Cost of Living Adjustment, and this has been our practice for several years.

Added a \$25.00 quarterly assessment to replenish our capital reserves.

Increased the PLEC donation per PLEC's request.

Added a couple of modest expenses to start improving our pavilion (replacing chairs, etc.) and our playground (buying new balls, small improvements). Receipt of monies:

To streamline and ensure we all follow the same process when we collect money on behalf of the Cooperative, please note the following.

When money is received, it should be handed off to the Office Manager as soon as possible, within a day or two. This will allow the Vails Grove Board of Directors to offer full transparency to our stockholders as to how money is collected and distributed. This will also allow our auditor to identify and delineate all cash received.

Examples:

If the lifeguards collect \$10.00 for paddleboat rentals, that \$10.00 should be given to the office within a day or two.

If money is collected to help pay for a party sponsored by a Vails Grove committee, that money should be given to the office within a day or two.

Money collected by the Office Manager will be held by the Office until the day it needs to be spent, at which time the funds will be released and an accounting of the spending will be maintained.

All committees need to turn in any funds they currently have to the office by Monday 11/25/24 including any and all receipts, beach rentals, cash box monies, etc. to be able to prepare for the 2024 auditing process.

Ellen Mytych proposes an increase in quarterly fees of 2.5% in addition to a \$25 assessment quarterly. Ms. Mytych made a motion for the 2.5 COLA raise. Mr. Mytych made a motion to have a \$25 quarterly assessment for a total of \$17,300 per year. Ms. Rubini seconded. All in favor. We will take one year at a time. Motion approved. LaRocca stated that the \$15k-\$20K for trees is on hold for now. . Ms. Mytych made a motion for an anticipated rental fee for pavilion and \$3000 for the playground. Ms. Rubini seconded.

Pavilion Report:

Please find attached the updated pavilion documents.

SOLICITUD / ACUERDO DE USO DEL PABELLÓN VG

INSTRUCCIONES: Complete todas las secciones aplicables de la Solicitud / Acuerdo de Uso del Pabellón VG. Las solicitudes completas deben enviarse a Vailsgrovecoop@gmail.com o entregarse en la Oficina de Vails Grove al menos 21 días antes de la reunión de la Junta para su aprobación.				
Sección I: Información del Solicitante				
Nombre del Solicitante:		Teléfono:		
Dirección				
Correo Electrónico				
Sección II: Detalles del Evento				
Fecha de Uso:		Hora:		a <i>(MÁXIMO DE USO 6 HORAS)</i>
Tipo de Evento::				
Número Aproximado de Personas que Asistirán:				

¿El Evento será Atendido por un Servicio de Catering? (Si es Sí, proporcione la información del catering a continuación)		<input type="checkbox"/> Si <input type="checkbox"/> No <input type="checkbox"/> Indeciso	
Nombre del Catering:		Teléfono:	
Dirección:			
Correo Electrónico:			

Sección III: Tarifas

	Accionistas al Día	Accionistas al Día	Accionistas al Día
Tarifa de Alquiler	\$350	\$350	\$2,000 (2024) \$3000 (2025)** \$4000 (2026)**
Depósito (<i>Aplicado a la Tarifa de Alquiler</i>)	-	-	\$500
Tarifa de Preparación (<i>configuración el día anterior al evento incluye 5 horas</i>)	-	-	\$500 (si la preparación excede 5 horas se cobrará \$100 por cada hora adicional)
Monitor de Estacionamiento (<i>Eventos con más de 75 invitados</i>)	\$125	\$125	All renters \$125
Tarifa de Limpieza (<i>si se paga esta tarifa, los arrendatarios deben cumplir con las pautas de limpieza descritas en la sección de Responsabilidades Posteriores al Evento</i>)	\$100 (optional)	\$100 (optional)	\$100 (optional)
Depósito de Seguridad (<i>Debido 2 semanas antes del evento</i>)	\$500	\$1,000	\$1,000

* Los solicitantes deben ser accionistas al día con todos los cargos de la cooperativa y mantenerse al día en el momento del uso.

** Todos los no accionistas o residentes para las reservas de 2025 y 2026 realizadas después del 17/10/24 pagan la tarifa indicada arriba.

Todos los cheques deben ser pagaderos a Vails Grove Cooperative, Inc.

Todos los cheques deben ser pagaderos a Vails Grove Cooperative, Inc.

Requisitos Previos al Evento

1. **Recorrido:** Un recorrido con un representante de Vails Grove es obligatorio antes del evento y previo a la recepción de la llave.
2. **Aprobación:** La Junta debe aprobar todas las solicitudes de alquiler. Las solicitudes deben presentarse al menos 21 días antes de la reunión de la Junta.
 - o Todo uso del pabellón está sujeto a la aprobación por escrito de la Junta.
3. **Certificado de Seguro:** Los solicitantes deben proporcionar un Certificado de Seguro al menos 30 días antes del evento. El seguro debe obtenerse a través de EventHelper.com e incluir:
 - o Un mínimo de \$1 millón en responsabilidad por lesiones corporales y daños a la propiedad.
 - o Responsabilidad de la ley de alcohol.
 - o La Cooperativa de Vails Grove debe figurar como “asegurado adicional”.

Reglas del Establecimiento

1. **Ambiente sin Humo:** El pabellón es una instalación libre de humo.
2. **Mascotas:** No se permiten mascotas en las instalaciones.
3. **Duración del Evento:** Cada evento tiene una duración máxima de seis horas, sin incluir el tiempo de preparación o decoración.
4. **Salida de Invitados:** Todos los asistentes deben desalojar el edificio y las instalaciones de Vails Grove antes de la 1:30 AM.
5. **Cuotas de Admisión:** No se puede cobrar admisión para eventos.
6. **Otros:** Absolutamente no se permiten llamas abiertas, fuegos artificiales, bengalas, máquinas de humo o hielo seco.
7. **Muelle / Área de Juegos:** No se permite el acceso a muelles o áreas de juegos.

Pautas de Catering

1. **Responsabilidades del Catering:** El personal de catering debe retirar todo el equipo y los alimentos. No se permite cocinar en el lugar; la estufa y el horno solo se pueden usar para recalentar.
 - o Todos los quemadores deben estar apagados (*todas las perillas deben estar en posición horizontal*).
 - o No se deben dejar platos, cacerolas, vasos, etc., en el fregadero.
2. **Seguro del Catering:** El personal de catering debe proporcionar un certificado de seguro al menos 30 días antes, que nombre a Vails Grove Cooperative, Inc. como asegurado adicional, con un mínimo de \$1 millón en cobertura.

Conducta del Evento

1. **Música y Entretenimiento:** Toda la música debe detenerse a las 12:30 AM. No se permiten máquinas de humo ni hielo seco.

2. **Decoraciones:** No se pueden pegar, clavar o tachuelas en las paredes. Todas las decoraciones deben retirarse después del evento.
3. **Política de Alcohol:** Se prohíbe el consumo de alcohol a menores de edad. La venta de bebidas alcohólicas está estrictamente prohibida.
 - El servicio y la disponibilidad de bebidas alcohólicas deben cumplir con todas las leyes existentes y son responsabilidad exclusiva del solicitante, quien por la presente se compromete a indemnizar, mantener indemne y defender a Vails Grove Cooperative, Inc. de cualquier daño, demanda, costo, gasto o juicio (*incluidos honorarios razonables de abogados*) en caso de incumplimiento de esta disposición o cualquier otra disposición de este acuerdo.

Responsabilidades Posteriores al Evento

1. **Limpieza:**
 - Toda la basura debe recogerse; los botes de basura y reciclaje deben vaciarse, con las bolsas colocadas en los contenedores.
 - Los bancos/soportes para fumar deben regresar a sus ubicaciones originales.
 - Las ventanas y puertas deben estar cerradas con llave; no se debe dejar ninguna puerta abierta.
 - Los ajustes de calefacción / aire acondicionado deben regresar a sus niveles originales.
 - Todas las luces deben apagarse.
 - No se debe dejar comida ni bebida.
 - Los pisos deben barrerse. Los derrames deben ser limpiados (*solo con agua*).
2. **Distribución de Mobiliario:**
 - Las mesas y sillas deben volver a sus carritos (*10 sillas por pila*).
 - Cualquier equipo de Vails (*p. ej., urnas de café*) utilizado debe limpiarse y devolverse a su ubicación original.
3. **Cuidado de los Baños:** Los inodoros deben estar vacíos, los botes de basura vacíos y las luces apagadas.
4. **Completar la Lista de Verificación:** Se debe completar una lista de verificación previa y posterior al alquiler por el arrendatario y un representante de Vails Grove.
5. **Reporte de Daños:** Cualquier daño debe documentarse en la lista de verificación e informarse de inmediato. Los daños pueden resultar en la retención del depósito de seguridad.

Información de Contacto

Un representante de Vails Grove estará disponible durante su evento para cualquier problema. Por favor, contáctelo para asistencia.

¡Gracias por elegir Vails Grove para su evento! Esperamos poder ser sus anfitriones.

<p>AGRADECIMIENTO DEL ACUERDO HE LEÍDO ESTE ACUERDO Y COMPRENDO LOS TÉRMINOS Y CONDICIONES EXPUESTOS PARA EL USO DEL PABELLÓN VG Y ACEPTO CUMPLIR CON TODOS ESTOS TÉRMINOS Y CONDICIONES, DECLARANDO QUE TODA LA INFORMACIÓN EN LA SOLICITUD ES VERDADERA Y CORRECTA, SABIENDO</p>
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QUE LA COOPERATIVA Y LA ASOCIACIÓN DEPENDERÁN DE ELLA.

Firma del Arrendatario:		Fecha:	
Firma de VG:		Fecha:	

LISTA DE VERIFICACIÓN DE PREPARACIÓN/POSTERIOR ALQUILER DEL PABELLÓN

Instrucciones: Complete esta lista de verificación antes y después del alquiler. Documente cualquier problema o daño. Cualquier daño que ocurra durante su evento puede resultar en una pérdida de su depósito de seguridad.

Lista de verificación Pre/Post	Antes del Alquiler		Después del Alquiler	
	VG	Arrendatario	VG	Arrendatario

Sección I: Edificio

Todas las ventanas y puertas están cerradas con llave				
No hay puertas exteriores abiertas				
La calefacción y el aire acondicionado están ajustados a la configuración original				
Las luces están apagadas en todas las habitaciones, incluido el baño				
Recorrido perimetral: todos los elementos deben ser retirados				
Toda la basura, incluido el baño, debe ser vaciada				
Todas las bolsas de basura deben colocarse en los contenedores de basura junto al garaje				
Todos los inodoros del baño deben ser descargados				

Comentarios (anote cualquier daño o problema):

Sección II: Paredes y Pisos

NO se debe pegar, clavar o tachar nada en las paredes				
Todas las decoraciones deben ser retiradas				
Los pisos deben ser barridos				
Los derrames deben limpiarse (usando solo agua)				

Comentarios (anote cualquier daño o problema):				
Sección III: Equipamiento				
Las mesas están colocadas en los carros				
Las sillas están apiladas (10 sillas por pila) y en los carros				
Comentarios (anote cualquier daño o problema):				
Sección IV: Cocina				
No debe dejarse ninguna bebida ni comida				
No deben dejarse platos, sartenes, vasos, etc., en el fregadero				
Cualquier equipo de Vails utilizado debe ser limpiado, secado y devuelto a su lugar original				
Los proveedores de alimentos deben retirar todo el equipo y la comida				
La estufa y el horno deben dejarse en las mismas condiciones en que se encontraron				
La estufa y el horno solo deben usarse para recalentar/calentar				
Todos los quemadores deben apagarse (todas las perillas deben estar en posición horizontal)				
Comentarios (anote cualquier daño o problema):				
Sección V: Acuerdo y Reconocimiento				
<ul style="list-style-type: none"> • Realizará un recorrido con un representante de Vails Grove antes del evento y antes de recibir la llave. • Vails Grove es una instalación libre de humo. • No se permiten mascotas. • Debe recibirse toda la documentación de seguro. • Las listas de verificación completadas pueden dejarse en el mostrador de la cocina. • Las llaves deben dejarse en la caja de la puerta principal. • Los depósitos de seguridad se devolverán después de la inspección de un representante de Vails Grove. • ESTA PROPIEDAD DEBE SER DEJADA EN LA MISMA CONDICIÓN EXACTA EN LA QUE LA RECIBIÓ. 				
Reconocimiento Pre-Alquiler				
Arrendatario:				Fecha:
Representante de Vails Grove:				Fecha:

Post-Rental Acknowledgement			
Arrendatario:		Fecha:	
Representante de Vails Grove:		Fecha:	

VG PAVILION USE APPLICATION/AGREEMENT

INSTRUCTIONS: Complete all applicable sections of the VG Pavilion Use Application/ Agreement. Completed applications must be submitted to Vailsgrovecoop@gmail.com or dropped off at the Vails Grove Office at least 21 days in advance of the Board Meeting for approval.

Section I: Applicant Information

Name of Applicant:		Phone:	
Address:			
Email:			

Section II: Function Details

Date of Use:		Time:		to		(6 HOUR MAXIMUM USE)
Type of Function:						
Approximate Number of People Attending:						
Will the Function be Catered? <i>(If Yes, Please Provide Caterers Information Below)</i>				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided		
Caterer Name:		Phone:				
Address:						
Email:						

Section III: Fees

	Stockholder in Good Standing*	VG Residents and Stockholders in good standing	All Others
Rental Fee	\$350	\$350	\$2,000 (2024) \$3000 (2025)** \$4000 (2026)**
Deposit (Applied to Rental Fee)	-	-	\$500
Set Up Fee (setup a day prior to the event (includes 5 hours).	-	-	\$500 (set up exceeding 5 hours will be charged \$100 per add'l hour)
Parking Monitor (Functions over 75 guests)	\$125	\$125	All renters \$125

Cleaning fee (if this option fee is paid, Renters must comply with clean up guidelines outlined in Post-Event Responsibilities section.	\$100 (optional)	\$100 (optional)	\$100 (optional)
Security Deposit (Due 2 weeks prior to event)	\$500	\$1,000	\$1,000

**Applicants must be stockholders current in all cooperative charges and remain current at the time of use.*

*** all non stockholders or residents 2025 & 2026 rentals booked after 10/17/24 pay fee listed above*

All checks should be made payable to Vails Grove Cooperative, Inc

Pre-Event Requirements

1. **Walk-Through:** A walk-around with a Vails Grove representative is mandatory before the event and prior to key receipt.
2. **Approval:** The Board must approve all rental applications. Applications must be submitted at least 21 days before the Board Meeting.
 - o **All pavilion use is subject to written approval by the Board.**
3. **Certificate of Insurance:** Applicants must provide a Certificate of Insurance at least 30 days prior to the event. Insurance must be obtained through **EventHelper.com** and **MUST** include:
 - o A minimum of \$1 million in bodily injury and property liability.
 - o Host liquor law liability.
 - o Vails Grove Cooperative must be named as “additional insured”.

Facility Rules

1. **Smoke-Free Environment:** The pavilion is a smoke-free facility.
2. **Pets:** No pets are allowed on the premises.
3. **Event Duration:** Each function has a maximum duration of six hours, not including setup or decorating time.
4. **Guest Departure:** All attendees must vacate the building and Vails Grove premises by 1:30 AM.
5. **Admission Fees:** No admission may be charged for events.
6. **Other:** Absolutely no open flames, fireworks, sparklers, smoke, fog or dry ice machines

7. **Dock / Playground:** no access to docks or playground permitted

Catering Guidelines

1. **Caterer Responsibilities:** Caterers must remove all equipment and food. Cooking on premises is not permitted; the range and oven may only be used for reheating.
 - All burners must be turned off (all knobs must be horizontal).
 - No dishes, pans, glasses, etc. are to be left in the sink.
2. **Caterer Insurance:** Caterers must provide a certificate of insurance at least 30 days prior, naming Vails Grove Cooperative, Inc. as additional insured, with a minimum of \$1 million in coverage.

Event Conduct

1. **Music and Entertainment:** All music must stop by 12:30 AM. No smoke machines or dry ice are permitted.
2. **Decorations:** No decorations can be taped, thumbtacked, or nailed to walls. All decorations must be removed post-event.
3. **Alcohol Policy:** Underage drinking is prohibited. The sale of alcoholic beverages is strictly forbidden.
 - The serving and availability of alcoholic beverages must comply with all existing law and is at the sole risk of the applicant who hereby agrees to indemnify, hold harmless and defend Vail's Grove Cooperative, Inc., and from all damages, suits, cost, expenses, or judgement (including reasonable attorney's fees) in the event of a breach of this provision, or any other provision elsewhere contained in this agreement.

Post-Event Responsibilities

1. **Cleanup:**
 - All garbage must be collected; garbage and recycling cans must be emptied, with bags placed in dumpsters.
 - Benches/smoking stands returned to original locations.
 - Windows and doors must be locked; no doors should be left propped open.
 - Heat/AC settings must return to original levels.
 - All of the lights must be turned off.
 - No food or drinks are to be left behind.

- Floors must be swept broom clean. Spills must be spot mopped (using water only).
2. **Furniture Arrangement:**
 - Tables and chairs must be returned to carts (10 chairs per stack).
 - Any Vails equipment (e.g., coffee urns) used must be cleaned and returned to their original locations.
 3. **Restroom Care:** Toilets must be flushed, trash cans emptied, and lights turned off.
 4. **Checklist Completion:** A pre and post rental checklist must be completed by both the renter and a Vails Grove representative.
 5. **Damage Reporting:** Any damage must be documented on the checklist and reported immediately. Damages may result in the withholding of the security deposit.

Contact Information

A Vails Grove representative will be available during your event for any issues. Please reach out to them for assistance.

Thank you for choosing Vails Grove for your event! We look forward to hosting you.

I HAVE READ THIS AGREEMENT AND UNDERSTAND THE TERMS AND CONDITIONS OUTLINED ABOVE FOR THE USE OF THE VG PAVILION AND AGREE TO COMPLY WITH ALL SUCH TERMS AND CONDITIONS AND STATE THAT ALL INFORMATION ON THE APPLICATION IS TRUE AND CORRECT, KNOWING THAT THE COOPERATIVE AND ASSOCIATION WILL RELY THEREON.

Renter Signature:		Date:	
VG Signature:		Date:	

PAVILION PREP/POST RENTAL CHECKLIST

Instructions: Complete this checklist pre and post rental. Document any issues/damages. Any damage incurred during your event, could be subject to a loss in your security deposit.				
Pre/Post Checklist	Pre-Rental		Post-Rental	
	VG	Renter	VG	Renter
Section I: Building				
All windows and doors are locked				
No exterior doors are propped open				
Heat and AC are turned back to original setting				
Lights are turned off in all rooms, including bathroom				

Perimeter walk around- all items must be removed				
All garbage including bathroom must be emptied				
All garbage bags must be placed in dumpsters next to garage				
All bathroom toilets must be flushed				
Comments (note any damage or issues):				
Section II: Walls and Floors				
NOTHING can be taped, thumbtacked, or nailed to walls				
All decorations must be removed				
Floors must be swept broom clean				
Spills must be spot mopped (using water only)				
Comments (note any damage or issues):				
Section III: Equipment				
Tables are placed back on carts				
Chairs are stacked (10 chairs per stack) and on carts				
Comments (note any damage or issues):				
Section IV: Kitchen				
No drinks or food is to be left behind				
No dishes, pans, glasses, etc. are to be left in sink				
Any Vails equipment used must be cleaned, dried, and put away where you found it				
Caterers must remove all equipment and food				
Range and oven must be left in the same condition found				
Range and oven are only be to use for reheating/warming				
All burners must be turned off (all knobs must be horizontal)				
Comments (note any damage or issues):				
Section V: Agreement & Acknowledgement				
<ul style="list-style-type: none"> • You will do a walk around with a representative from Vails Grove prior to event and prior to receiving key. • Vails Grove is a smoke free facility. • No pets permitted. • All insurance must be received. • Completed checklists can be left on kitchen counter. 				

<ul style="list-style-type: none"> • Keys are to be left in box in front door. • Security deposits will be returned after inspection by a Vails Grove representative. • THIS PROPERTY MUST BE LEFT IN THE SAME EXACT CONDITION THAT YOU RECEIVED IT. 			
Pre-Rental Acknowledgement			
Renter:		Date:	
Vails Grove Representative:		Date:	
Post-Rental Acknowledgement			
Renter:		Date:	
Vails Grove Representative:		Date:	

Consolidated Pavilion lease finalized, including lease agreement, rules, and checklist. Spanish-language version created and currently under review by native Spanish speakers. Targeting completion and availability by the end of the year.

Motions to be made:

Ms. Mytych made a motion to approve rental application by Paul and Sheila DeFelice for Thanksgiving dinner of 11/28/24 for \$350.

Ms. Rubini seconded. All in favor. Motion approved.

Ms. Mytych made motion to approve rental application from Katerine Vivar for a 50th birthday party on December 7, 2024 for \$2000. Ms. Rubini seconded. All in favor. Motion approved. Ms. Mytych made a motion to approve the use of the Pavilion at no charge by the Kruzykowski family for a Celebration of Life for Joan Kruzykowski on January 4, 2025. Ms. Rubini seconded. All in favor. Motioned approved.

Ms. Mytych made a motion to approve rental application from Dora Jimenez for a Quincineira on August 30, 2025 for \$3000. Ms. Rubini seconded. All in favor. Motion approved.

Ms. Salerno made a motion of the Pavilion use times. For parties held on Sunday through Thursday, partier must end at 11:00 unless there is a federally recognized holiday the next day.

INSURANCE: PETER VINCENT

We received our Auto Renewal for 2025 coming in at a premium of \$2718.24, which is \$205 higher than the 2024 renewal. That is roughly a 10% increase which I feel is a normal increase. We should be receiving the rest of the renewals within the next few weeks. Once received I will review and give further updates.

BUILDINGS & GROUNDS: MICHAEL EARLY

Petr removed unsafe steps and repaired railings on deck at pavilion. Pulled up temporary speed bumps for winter. Cleaned out Eileen Myers Garden which was overgrown and replaced with new plantings. Several pickups of several loads of leaves, brush and sticks.

Our landscaper vacuumed a large majority of leaves that homeowners piled at edge of road. Service lasted 2 days. Min of 6 dump truck loads of leaves were hauled off site. This was an additional service separate from our landscape contract. Can schedule additional day in December to pick up the remaining leaves.

Docks at pavilion & beach have been removed. Thank you to all that assisted. I would suggest the board allow each person who volunteered to receive \$100 credit towards storage fee or 2025 boat docking fee.

Petr is out on medical leave starting November 19. Likely out until December 16 or longer. Will require a Dr's note in order to return to work.

Mike Mytych is willing to fill in temporarily & part-time for Petr. I suggest 8 hours a week at \$25 hr. Duties to include but not limited. Empty trash cans, pick up brush & leaves, clear storm drain grates, put up holiday decorations.

Mr. Early makes a motion to give a credit of \$100 toward North End or Dock usage to the volunteers who helped with removal of docks. Ms. Rubini seconded. All in favor.

Peter Trlica will be out for surgery and recovery. He will get paid for the w/e November 24th. Michael Mytych will cover for Petr while he is out for recovery.

MEMBERSHIP: JILL OLIMPIERI

Ms. Olimpieri made a motion to approve Alyssa Sullivan and Kevin Spillane to purchase 28 Vail's Lakeshore Drive (Diamond). Interview and vetting were completed. Ms. Salerno seconded. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri made a motion to approve William Gouin to purchase 35 Orchard Road (Igneri). Interview and vetting were completed. Ms. Salerno seconded. Ms. Rubini abstained. All others approved.

Ms. Olimpieri made a motion for Jill McManus to rent 89 VLSD) from Dawn DiDomenico for one year starting December 1, 2024. Ms. Salerno seconded. Ms. Rubini abstained. All others in

favor. No vetting or interview required – moving from one rental to another within Vail's.

Ms., Olimpieri made a motion to approve Jamie and Joanna DiMauro to purchase 65 Vail's Lakeshore Drive (Schattman). No vetting or interview required – recent stockholders purchasing a different home. Mr. DeFelice seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Olimpieri made a motion to approve a re-finance for John and Joan Myers per appraisal receipt. Mr. LaRocca seconded. Ms. Myers abstained. All others in favor.

REAL ESTATE: TOM DUFFY

Mr. Duffy thanked Ms. Rubini, Mr. LaRocca, Mr. Early for their help regarding the purchase at 75 VLSD. Ms. Rubini wrote a legal document that the Fogles signed that they must submit the same exact set of plans with their name on them prior to them submitting plans to us.

LAND SALE: MARY RUBINI

Ms. Rubini reported that the office received a written offer of \$150,000 cash for the land sale at 14 Locust Road from Elizabeth and Patrick Gallagher and she made a motion to accept this offer. Until we have a fully executed contract, any other offers will be discussed with Board and if there is a higher price offered, we can go back to the Gallaghers and other offers will be visited. Ms. Mytych seconded. In favor: Mr. Janecek, Ms. Rubini, Mr. Duffy, Ms. Mytych, Mr. DeFelice, Mr. McGuinness, Mr. LaRocca, Ms. Olimpieri. AGAINST: Ms. Salerno, Mr. Vincent, Mr. Early and Ms. Broderick. Motion approved.

SUNSHINE RONNIE WALTZER/SUE ENOS

Some Sunshine and Good Wishes:

A Special Happy Birthday to a special lady. Millie Martin just became 99 years young!

Congratulations to:

Patti and John Goodman on their new grandson Oisin, born to Kieran and her wife.

Kerry and Fran Tolan on the birth of their 5th child Patrick Brian, and congrats also to Grandma Moira Tolan as well!

Get Well Wishes to:

Jackie Lester

John O'Loughlin

Dennis Ryan

Joan Visbal

John Lee

Marie Iarossi

Don Navin

A thank you note was received from the Kruzykowski Family and one from Joan Visbal

PUMPHOUSE PAT MCGUINNESS

An inspection and cleaning of the two water tanks that supply water for all of Vails Grove was performed by the company known as AQUEOUS on Friday November 1, 2024. VRI was on sight to oversee the entire operation. For all intents and purposes, the whole process went off without a hitch. After discussion with the foreman in charge, he informed us that the tanks were in excellent shape with minimal debris that may have gathered at the bottom of the tanks after 10 years.

During the operation several bolts which secure the covers to the tanks broke while attempting to unscrew them. This breakage was due to age and rust, not negligence. After attempts of using their own hydraulic equipment to loosen these bolts along with several attempts with borrowed equipment from VRI, the Aqueous crew ultimately had to run to Home Depot to purchase an extra-long Ratchet Wrench to remove the bolts manually. This was at no extra cost to Vails Grove. All bolts were successfully removed and Aqueous gained full access to both tanks with wet suits and all! When Aqueous finished, VRI was given permission to replace all bolts, broken or otherwise, with new ones so that they could be secured to any specs required by DOH.

All in all, our tanks should be good for another 10 years.

Thank you to Petr and Mike Early for cutting away at the brush that covered the tanks to give Aqueous and VRI clear access to the tanks.

All monthly water reports for 2024 to date have been given passing grades per Melissa Toro with VRI.

With regards to the current drought, our water tanks, wells and our water supply, all equipment in our pump house is fully automated. As of today, November 14th, there have been no alerts of any kind that have come across the panels located in the pump house. VRI would be notifying us if there was any cause for concern.

In the meantime, you are **STRONGLY URGED** to adhere to ALL suggestions put forth by NYS with regards to water usage and conservation.

Mr. McGuinness spoke to Tyler Post about usage. Usage is daily at 20,000 gallons which is a good range and the wells are not drying up.

Thank you all for your cooperation.

BOAT RAMP/NORTH END STORAGE PAT MCGUINNESS

Due to several incidents (more than usual this past year in particular) resulting in the damage of property belonging to others who store at the North End, several measures have been taken and others will be under discussion resulting in new rules for storing at the North End.

New signs will be attached to the gates at the North End noting the current rules and regulations that are expected to be followed by those storing at the North End. Failure to comply with these rules can result in fine and/or the banning of future use of the North End as determined by the Board of Directors.

The discussion of possibly installing Security Cameras is on the table for the purpose of holding those that may cause damage (whether by accidental or negligence) responsible.

A discussion regarding the installation of Motion Lights.

While Vails Grove Cooperative is in no way responsible for any damage that may occur while storing at the North End or using the Boat Ramp, the Board of Directors is doing whatever it can to hopefully encourage those who use the North End to be more responsible, careful and respectful of other people's property. The board is also taking whatever measures it can to assist in the decrease and possible elimination of any such incidents moving forward.

The Board of Directors, the key holders and mostly your fellow North End storage users thank you all in advance for your diligence in keeping the North End safe and secure.

Please be on the lookout for the update of changes that will be taking place prior to the 2025 boating season

NYS NO LEAD PIPE INITIATIVE PAT MCGUINNESS

After many months of emails, Facebook posts, robocalls, phone calls, bell ringing and flat-out door knocking, the photo submissions required by the NYS Dept. of Health, to confirm that there were no lead pipes existing in Vails Grove, was finally completed. The last photo was submitted on October 28th 2024 to the office and recorded accordingly. The due date was October 16th but Tyler Post (with VRI) was able to buy us a little extra to complete submissions and avoid the possible daily fine of \$69,733 per day for non-compliance.

Most of the photos taken were submitted to Cindy in the office who in turn emailed them to Tyler and Pat McGuinness. Tyler submitted all to the NYS Dept. of Health as required. Included with each photo is the address and name of the current owner associated with each photo as of October 2024.

Pat McGuinness created a spreadsheet and electronically checked off each name as they were completed which will be uploaded for office records. In addition, he created a single Power Point file consisting of all 172 photos with names and addresses associated with each water main which will also be uploaded to the office for future access if needed. The only home not documented is the Visbal residence which (as of today November 16 2024) is still unsafe to enter due to the damage incurred from a fallen tree during the summer of 2024. This photo will be obtained as soon as safety is confirmed.

The entirety of these records will be kept electronically in the office moving forward. Per information provided by Tyler, this procedure will have to take place every year until the NYS

DOH deems otherwise. Luckily, we will not have to go through this process the same way again since we now have all these records electronically in place. Only those residences that do some kind of renovations effecting water supply to their homes will be required to take and submit photos of the type of water main material being used but only if different from what already exists. Otherwise, we should be able to submit this completed record of photos, addresses and names as required in the years to come.

Many thanks to all of those who made those phone calls, notified them their neighbors, made a Robo call (Cindy Battreall and Julie Salerno) or two...or three...or four and all you folks who spread the information on social media, etc. Thank you!! All in all, the whole process was a relatively painless one and is finally done... until next year. Tyler Post was able to get more time to submit the report. Residents who do work will need to re-do if conditions are different from what exists now. Job well done everyone, we did it!!!

RECREATION JULIE SALERNO, SARAH BRODERICK, PETER VINCENT, MEGHAN CASSIDY, NICOLE EARLY

The Vails Grove annual Christmas Party will be Saturday, December 14, 2024 at the Vails Grove Pavilion. Doors open at 5:00 pm! There will be dinner, dancing, DJ, photo booth, and of course a visit from Santa. Reservations with payment are required by Monday, December 2. RSVP to the Recreation Committee, Julie Salerno, Sarah Broderick, Meghan Cassidy, and Nicole Early. There will be no walk-ins. Payments can be cash or check payable to Vail's Grove.

Ticket pricing is Adults 12+ - \$25.00, Children 11-2 -- \$20; Under 2 free.

LONG RANGE PLANNING DAVID JANECEK

Mission: Collaborate with chairs and board members to compile a comprehensive list of projects and expenditures, categorized into:

- Near-term (0 to 12 months)
- Mid-term (13 to 36 months)
- Long-term (36+ months)

This list will serve as a foundation for discussions on potential special assessments, quarterly charge adjustments, and strategies for investing or utilizing proceeds from the VG vacant lot.

Potential Short-Term Projects (0 to 12 months): The following is a non-comprehensive list of possible short-term projects, provided for illustrative purposes. All projects will require full board approval.

- **Pavillion**
 - **Rear Stairs:** Repair or replace rear stairs on the Pavilion deck.
 - **Decking:** Install new decking for the Pavilion.
 - **Bathroom Vanity:** Replace or refresh the bathroom vanity in the Pavilion.

- **Entry Door Installation:** Install an entry door for the small room, allowing it to be closed and locked. This will enable the Pavilion to remain unlocked for residents to access the bathroom, eliminating the need for renting unsightly portable toilets.
- **Security Camera** – Install new camera in the entrance hallway.
- **Rail and Gate:** Add a rail and gate at the Pavilion docks to prevent unauthorized access.
- **Paving**-fixed amount for road maintenance should be set aside each year, maybe it is \$15K to \$25K?
- **Trees** - fixed amount for Tree maintenance should be set aside each year, maybe it is \$15K to \$25K?
- **Road Drains** – Yearly cleaning for catch basins, swales, and drains.
- **6 Car Garage** – Revisit current monthly fees to ensure they are in line with market rates. Develop a yearly rate increase schedule of perhaps a 3.5% increase annually

Potential Mid-Term Projects (13 to 36 months): The following is a non-comprehensive list of possible short-term projects, provided for illustrative purposes. All projects will require full board approval.

- **North End Improvements**
 - Tennis courts
 - Repair baseball back stop
 - Nets / goals (Lacrosse, Soccer)
 - Equipment locker/shed.
 - Parking down at north end (to be done in conjunction of new tennis courts & only if Tennis courts are to be redone)

- **Docks**
 - Fire road docks – Replacement or repair of existing docks, place additional docks on other VG lake right away.
 - Beach dock - replacement of old red dock at beach, (where concrete jutting above water) with new dock similar to old one (10 feet wide x 60 ft long with two fingers going north. The closest to shore for kayaks, outside one for boats (Transient beach visitors)

- **Infrastructure of storm water pipes-** pipes are aging and failing, replacement need to be planned for.
 - Rhuda lake front
 - Ryan lake front

- **Maintenance Garage**

- Area nearest lake rebuilt or removed.
- Drainage needs to be installed behind buildings to stop water from damaging the building.
- **Playground**
 - Aged up playground. Gaga pit, horseshoes, corn hole, Tetherball, equipment locker/shed, barbecues
 - Plant shade trees.
- **Beach**
 - Add rock north of sand area to prevent erosion and protect grass/barbecue area from washing into lake.
 - Plant shade trees.

Ms. Salerno made a motion to approve the discussion in Executive regarding Employees. Mr. McGuinness seconded. All in favor.

Meeting adjourned at 9:37 pm