

# **VAIL'S GROVE COOPERATIVE, INC.**

## **BOARD MEETING**

**October 17, 2024**

### **CALL TO ORDER:**

The meeting was called to order at 8:09 pm.

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### **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 September 22, 2024 minutes. Mr. DeFelice seconded. Mr. LaRocca and Ms. Salerno abstain.

Ms. Rubini made a motion to accept the minutes from the September 26, 2024 meeting. Mr. Vincent seconded. Mr. Salerno and Mr. McGuinness abstained. All others in favor.

### **COMMENTS AND CONCERNS NOT INCLUDED IN REPORTS:**

Ms. O'Loughlin asked if her letter about the passageway between Pietsch's and Vails has been addressed. Ms. Myers responded that as we have just gone through a transition of the board, will need to be discussed at next meeting.

### **COMMENTS AND CONCERNS OF STOCKHOLDERS:**

Mr. Andrews asked if the Board received his letter. The answer was "yes:

### **COMMITTEE REPORTS**

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

Good evening 😊

Change is never easy. If it was, many problems and difficult situations would be eliminated and all of our lives would be that much easier. Change happens in work, in our daily lives, with our spouses, with our families...even the seasons change and no matter how much we may love a particular season and want it to remain, Mother Earth just keeps on sending us change every day.

"It's often said that change is the only constant in life."

I know change is difficult and some people don't respond well to change. But I truly believe that new ideas and inspirations can be a very positive influence. My way of doing things will

definitely be different from the way things were done before, not because they were done wrong, they were done incredibly well, but because Julie and I are different people with differing experiences in life and see things from differing perspectives. The one point that I would like to remain the same is the respect and politeness in how we treat each other just like we did last year. We may not always agree on every topic, but we can agree to be polite to each other while we discuss the issues. There is no room for infighting, or bad-mouthing other board members because someone didn't agree with your way of thinking. Remember every board member is donating his or her time and deserves the same respect that you would expect for yourself. When we hear "motion to adjourn" everyone of us should be leaving our meetings feeling that they were heard by expressing their feelings, they contributed to the well-being of the cooperative, and they are respected by their peers, and hopefully, most importantly, they are friends working together towards a common goal.

**VICE-CHAIRPERSON: MARY VAIL**

The Board of Directors of Vail's Grove Cooperative, Inc., will begin accepting offers on a vacant residential site/property located at 14 Locust Road. The asking price is \$150,000.00.

Said parcels dimensions are:

1. 70 feet wide along Locust Road (West side)
2. 55 feet wide in rear of property (East side)
3. 143 feet long/deep (North side)
4. 140 feet long/deep (South side)

This parcel currently has a variance granted by the North Salem Zoning Board for a 2500 square foot dwelling/house to be built. The dimensions of said approved structure are 25.11 wide x 46.1 long 2-story house. All building plans must be approved by the Vails' Grove Board of Directors. Any changes to said footprint /dimensions would require an approval by the North Salem Zoning Board. Hook-up for sewer is to be granted by the Peach Lake Sewer District Authority. All costs for such hook-up would be incurred by purchaser. Water line hook-up will be provided by Vail's Grove up to curb cock. New homeowner will be required to incur costs from said curb cock to structure.

The sale/lease of property is contingent on the following:

1. An accepted offer affirmed by the Board of Directors.
2. Contract to be signed within 14 days after accepted offer.
3. 10% due upon contract signing.

4. Cash offers preferred, or minimum 50% cash with a purchase money mortgage issued by Vail's Grove for remaining balance at prevailing interest rates for a 10-year term, with acceptable credit rating.
  5. Closing must occur within 90 days from the fully signed contract.
  6. Property cannot be resold within 3 years of purchase, unless hardship reason and approved by the board.
  7. The Board of Directors retain the right to amend these requirements upon Board approval.
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**VICE-PRESIDENT:** No Report

**SECRETARY/OFFICE: TOM DUFFY/CINDY BATTREALL**

Ms. Battreall needs a lot of time to get the Monthly Board Packet ready. I am going to request that the way I get your reports is the following:

Please have the reports to me when I give you the date, I need them. The time is the Monday prior to the meeting by 8 am. This way you have the weekend to get it ready. Please type your report as a word document and send to office as **an attachment**. This way I could save it, and have it ready to put together the minutes. Take a look at this report and use Times Roman, size 12, title in bold, rest of report not-bold. It will make preparing for the meeting much more efficient for me. If these reports are not in by 8 am on Monday, the rest of the Board will not have time to review if you give out your report on Thursday.

There is a tremendous amount of paperwork in the office, along with other projects that need to be accomplished and this would help tremendously.

There is a resident here that made a large donation to the Basketball Court. She has mentioned to me that the court does not look finished or like new courts. She would like to donate money to purchase some benches, have a box set in the ground that will hold the basketballs, add a fence if desired, anything to make it look like a pristine basketball court. These donations are in memory of her husband and she would like her nephew to design a sign to be placed there. Of course, she knows that the sign needs to be approved by the Board regarding size, style, etc. When this is all complete, she would like to be able to dedicate to her husband and have enough advance notice so she can inform her family and friends, as the other dedications here have been done.

**TREASURER: ELLEN MYTYCH**

Ms. Mytych discussed how Stockholders can make payments without checks.

I researched whether stockholders could start paying quarterlies remotely via methods such as Zelle or Venmo. I spoke to Gina Gioielli at M&T regarding Venmo and she advised against this as it appears to be an app intended more toward person to person. I agree and don't believe it offers the transaction security that we should provide to our stockholders, we use M&T for quarterly deposits. M&T does not offer Zelle for security reasons. Last year, people who had

Zelle app were subject to imposter scams. In November, banks that did offer Zelle were ordered to refund the victims of those scams.

M&T does offer ACH, but that comes with fees estimated at \$1628 per year. I'm hesitant to recommend ACH at this time but will continue to research other methods where stockholders could enjoy this convenience.

Offering ACH to stockholders means sharing Vail's Grove checking account numbers with stockholders so they can set up the transfer. Vail's would have to pay an additional \$40 per month just to hide our account number.

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ACH:

Service/Security Fees: \$900/year \$35/month service fee \$40/month security fee equals \$75-month total service & security fees+ \$900/year.

Transaction Fees: \$278/year (estimating that 100 out of our 173 stockholders would use this service \$1.50: same day (meaning the credit goes to our account the same day of deposit/ \$0.32 business account fee equals \$1.82 total per deposit of each of the estimated 100 stockholders.

$\$1.82 \times 100 \text{ stockholders} = \$182.00$  per quarter for transaction fees.

$\$182 \times 4 \text{ quarters} = \$728.00$  in transaction fees per year.

\$900 annual service & security fee plus \$728.00 annual transaction fee equals \$1628.00 annual cost to Vail's Grove for offering ACH payments to stockholders.

**PAVILION: CINDY BATTREALL**

Ms. Mytych had a meeting with Mr. Vincent and Ms. Broderick regarding Pavilion rentals. Ms. Mytych made a motion to changing rental fees:

\$3000 for rentals booked for 2025 \$4000 for rentals for 2026

Mr. Janecek seconded. Mr. Duffy asked what fees are charged at other venues.

They also want to charge \$500 set up fee and after 5 hours, another \$100 an hour.

All in favor. Motion approved. Ms. Mytych made a motion to approve rental to Billy and Maureen Carroll. Mr. Vincent seconded. All in favor. Motion approved.

**MEMBERSHIP:**

Ms. Olimpieri made a motion to approve Jennifer and Robert Fogle for the purchase of 75 Vail's Lake Shore Drive. Mr. Janecek seconded. Interview and vetting were completed. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri a motion to approve William and Halina Riccio for the purchase of 58 Vail's Lake Shore Drive. Ms. Salerno seconded. All in favor.

**REAL ESTATE: THOMAS DUFFY**

The Real Estate Committee is going to discuss and recommend approval of the house plans for 75 Vail's Lake Shore Drive. Mr. Duffy made a motion at this time, and as per David Janecek findings, we will not consider the approval of their request for a 40 x 18-foot pool.

Mr. Rich Vail, Architect, gave a quick synopsis of the project. The plans were sent to the Board. Mr. Duffy specified that the Fogles will have to submit these plans in their name once they have closed on 75 Vails Lake Shore Drive. They did request a pool in their plans but due to insurance reasons, that was denied. Ms. Myers seconded. This is contingent on the Datum being updated and submission of water run-off plan. Motion approved.

Ms. Rubini made a motion to go ahead with plans to sell 14 Locust Drive. Mr. DeFelice seconded. Ms. Salerno and Mr. Vincent voted NO. All others in favor. Approved.

**NORTH END STORAGE/BOAT RAMP: PAT MCGUINNESS**

Mr. McGuinness gave the Board members suggested rules for North End Storage and Boat Ramp. The tanks in the pumphouse will be cleaned on October 28, 2024. Regarding the Lead Inventory Report, Tyler Post of VRI will be requesting an extension on the report.

Ms. Rubini made a motion to change Board meetings to Thursdays this year. Ms. Mytych seconded. All in favor.

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

Get ready to unleash your creativity! To celebrate the spooky season, we will be having a pumpkin carving contest. On October 27, the Recreation Committee will walk around the neighborhood and judge your Jack-O-Lantern. There are multiple categories for a chance to win! To participate in this contest: 1) Carve a pumpkin; 2) RSVP with a Recreation Committee member (so we know where to stop); 3) Place your carved pumpkin in a place visible from the street. Winners will be announced on Halloween. We can't wait to see your amazing creations!

Join us for Friendsgiving feast on Sunday, November 10, 2024. Celebrate the kick-off to the holiday season with our neighbors and friends. This is a pot luck style meal. There will be a food sign-up sheet available soon. Watch out for a flyer coming soon!

Lastly, the Vail's Grove Holiday Party will be on Saturday, December 14, 2024.

**BEACH: PAUL DEFELICE**

Mr. DeFelice is now Chair of the Beach committee. In addition, as Chair of Tennis Court Committee, he stated that having new courts is a "Wish" of his.

**PLEC:**

The following attached informational reports were submitted by Mr. DeFelice and Mr. Janecek.

**Meeting adjourned at 9:00 pm**

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