

VAILS GROVE COOPERATIVE, INC.

BOARD MEETING

AUGUST 21, 2025

CALL TO ORDER:

Meeting called to order at 8:06 pm

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

ACCEPTANCE OF MINUTES:

Mr. DeFelice made a motion to approve the minutes from July 2025 meeting. Mr. Vincent seconded. There were 2 corrections to make. All in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. Dress spoke about his concerns about the lake weed situation. Discussion was had above fundraisers. More information in future.

COMMUNICATIONS NOT INCLUDED IN REPORTS:

Ms. Myers read a letter from a stockholder. (Copy of letter at back of minutes) Ms. Myers stated that she noticed that the drain from the shareholders house was emptying into our drain at the beach. She contacted Mr. Feder after the Board discussed the issue, and asked him to please remove the drain as it was flooding Vail's drain. Mr. Feder sent Ms. Myers a video that he cut back the drain so the runoff is on his property and absorbed in his land and therefore not flooding our property.

Ms. Myers said that basically speaking the Board will respond that we will move our shed.

COMMITTEE REPORTS

CHAIRPERSON: JOAN MYERS

Ms. Myers said we had a very busy summer. Petr Trlica has handed in his resignation and he's done a great job and is a joy to work with. We will all miss him. Petr will replace the deck on the Pavilion, which is a great savings financially. The Board will discuss the plan for moving forward.

The basketball court has been sealed and painted and the lines will be painted hopefully tomorrow. Very exciting.

The Tennis courts are moving along very well.

Petr has been busy with pick-ups, setting up the beach, we got new sand, putting ropes out, power washing the Pavilion, putting in new drains, patching pot holes, etc.

There was a concern about the removal of brush and clippings. Ms. Myers stated that someone will be hired to do that.

VICE-CHAIRPERSON: No Report

VICE - PRESIDENT/LONG RANGE PLANNING: DAVID JANECEK

Mr. Janecek gave an update on the generator. It is anticipated delivery by the end of October and installed the first or second week of November. Vails will have some prep work to do.

SECRETARY/OFFICE

Ms. Battreall stated that she will be on vacation from tomorrow until the day after Labor Day.

REAL ESTATE: TOM DUFFY

Ms. Myers made a motion to approve the construction of a new 24 x 40-foot house, with covered porch at 65 Vails Lake Shore Drive (Joanna and Jaime DiMauro.) The porch will be on Vail's Lake Shore Drive as well as a covered deck on the rear (lake side). All setbacks and heights are conforming to Vails standards. All adjoining neighbors were notified and there are no concerns. Ms. Salerno seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve plans submitted by Michael O'Brien, 82 Vails Lake Shore Drive, to construct a covered porch on the west side of house that

is 12 feet by 40 feet. Also, to construct a 6-foot wide by 25-foot-long addition that will square off the structure on the North side of house. All set back requirements met. Mr. DeFelice seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve plans from Liz Getter of 64 Vails Lake Shore Drive to construct a 76-foot retaining wall as well as a wooden and wire fence to contain the area from west side of house to Vail's Lake Shore Drive. Plans have accurate measurements. Ms. Salerno seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve plans from Rob and Jen Fogle of 75 Vails Lake Shore Drive for a 7-foot 8 inch by 9-foot 8 inch below ground hot tub. NOTE: at issue was insurance. The Fogles are required to get enhanced liability insurance naming Vail's Grove Cooperative, Inc. as additional insured for \$1 million dollars. Water will be supplied from an outside source. Ms. Salerno seconded. All in favor. Motion approved.

TREASURER: ELLEN MYTYCH

Attached at end of packet. Income will surpass our expectations.

PAVILION: ELEN MYTYCH

Ms. Myers discussed an issue in the Pavilion during a party. There was an issue with squirrels getting into the soffit and dropping in to party while it was going on. We have since hired Wings & Tails who have taken care of the squirrel issue.

Ms. Mytych made a motion to approve application from Barbara Bigler (resident) for rental on September 6, 2025. Ms. Salerno seconded. All in favor. Motion approved.

Ms. Mytych made a motion to refund the renter who had the squirrel issue in the amount of \$500. Mr. DeFelice seconded. Ms. Rubini suggested that the refund should be more. Ms. Battreall said the renter would like the entire rental back. Mr. Vincent suggested \$800. The motion has been amended to returning \$800 due to the squirrel. Mr. DeFelice seconded. All in favor. Motion approved.

Ms. Broderick wanted to discuss the Air Conditioning problem in the Pavilion. Ms. Myers said one thermostat was too high and one was turned off. The system couldn't recover as there were many people and it was hot. Ms. Myers stated that

she spoke to Bell and is getting prices for repair/replacement from multiple vendors.

RECREATION: J. Salerno, S. Broderick, P. Vincent, M. Cassidy and N. Early

Join us as we wrap up another wonderful summer season with an End of Summer Beach Party! Saturday, August 30th at 6:00 pm at the Frank Cassidy Memorial Beach.

We will have live music from the Bionic Leisure Suits! We will also serve pizza. BYOB. Let's soak up the last days of summer together with great music, good food and great company. We hope to see you there.

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

Saturday, September 13 – Bingo

Saturday, October 25 – Halloween Dance Party

Saturday, December 13 – Christmas Party

NEW BUSINESS:

Mr. McGuinness made a motion to fine Kay Petroff as her dog has been seen running loose by Ramp 3 and also on the dock area by the Pavilion. As this is not first offense, he recommends a fine of \$200. Ms. Salerno seconded. All in favor. Motion approved.

Ms. Broderick discussed the change of bus times in morning and afternoon. She made a motion for Ramp 2 to be closed from 7:30 am to 8:45 am when school is in session. The sign will be changed. Ms. Olimpieri seconded. All in favor. Motion approved.

Ms. Myers stated that during the month of July we needed to ratify the following motions:

Motion to approve the rental of Pavilion to Rosie and Bernard Ross for August 17th. It was approved on e-mail.

At a previous meeting we voted to increase Board crime insurance. This was needed as the mortgage stipulation for a Stockholder. If you need a mortgage company, contact the office. Madison Securities is now working with Vail's Grove. The original quote was \$540, which was to be \$646. That was approved. Via e-mail

Mr. Janecek sent out an update on the generator – The price came in as \$42,800 but we did need to add the sales tax of \$3400 so we voted via email to approve.

We had priced a job for drainage work on a shareholder's property. (Rhuda house 37 VLSD). The drain price has gone up; the Board approved \$5500, but it was \$12,000. The Board voted by email to approve. This is needed to direct the water to the lake.

We received a letter from Julie Collins in regard to Laurie Leavy's dog biting Dan Collins. The Board voted that Ms. Leavy muzzles her dog when outside on her property and when being walked. Vote was taken and approved.

We made a motion to allocate a purchase from Home Depot up to \$7500 to replace the Pavilion deck while Petr is still here. Vote was approved.

Ms. Myers made a motion to accept all of the motions that were made. Mr. Janecek seconded. All in favor. Approved.

Ms. Myers made a motion to ratify the approval for Peggy Vail addition. Mr. Janecek seconded. All in favor.

Meeting adjourned at 8:50