

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

**BOARD MEETING**

**OCTOBER 23, 2025**

**CALL TO ORDER:**

Ms. Myers called the meeting to order at 8:10 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Mr. Vincent made a motion to accept the minutes from August 21, 2025. Mr. DeFelice seconded. Mr. Cammisa and Mr. LaRocca abstained. All others in favor.

Ms. Myers made a motion to accept the minutes from the September 14, 2025 Short meeting. Mr. Vincent seconded. All in favor.

**COMMENTS AND CONCERNS OF STOCKHOLDERS:**

Mr. Bill Kruzykowski questioned about receiving a certified letter from the Town of Southeast after the meeting actually occurred. Ms. Battreall suggested he reports this to the Town and also, he can come into the office to look at the plans.

Mr. Rob Lee suggested starting a dock committee and to possibly get new float for the beach. A dock committee could look into this for hopefully the summer of 2026. Mr. DeFelice stated that the Beach committee is looking into the cost of a new float.

Mr. Brian Fitzgerald questioned an article in the latest Vails Voice about a possible raise in quarterly fees in 2026. He hopes the Board will take this comment under advisement as there was a raise last year and also an assessment.

## **COMMUNICATIONS NOT INCLUDED IN REPORTS:**

We received a letter from Mr. Bill Kruzykowski regarding the speed of traffic on Vail's Lake Shore Drive and requests that the Board consider placing another speed bump somewhere between 73 and 71. Ms. Myers said the Board will discuss it.

Ms. Myers stated that we received a letter from John O'Loughlin asking the Board to review the job of the Ombudsman. Ms. Myers has been Ombudsman for 20 years and only received three letters. As Ombudsman is now the Board president, he requests the Board consider appointing someone else to the position. Mr. O'Loughlin asked for the letter to be distributed to the Board and it was.

Ms. Myers read a letter to Mr. O'Loughlin which will be sent to him tomorrow and will take his suggestion under advisement.

Dear Mr. O'Loughlin:

Thank you for your letter. Having recently been re-elected as Chairman of the Board of Directors of the Vail's Grove Cooperative, it is my responsibility to ensure that the most capable individuals fill the various roles on the board. To that end, I will be reviewing all board positions and may make adjustments as needed to best serve the current composition and the needs of our community.

I have served in the capacity of Ombudsman for more than 20 years, during which time there has never been a neighbor dispute that could not be resolved fairly, neutrally, and to the satisfaction of all parties involved, in fact, not once in those two decades has a matter required escalation to a grievance committee or hearing. As recently as the 2024-2025 term, I continued to serve as Ombudsman, and no issues arose that could not be resolved through respectful and thoughtful discussion.

Nonetheless, I appreciate you sharing your concern, and as Chair, I will give it due consideration. In the meantime, if you are currently experiencing any issues with your neighbors, please submit your concerns in writing to the office. Cindy will ensure they are forwarded directly to me so that I can address them promptly and fairly.

Best,

Chairman, Vails Grove Board of Directors, Joan Gabel

Ms. Myers read a letter from Patti Ford of 14 Orchard Road, referencing water drainage work that we did on Orchard Road. There were rocks that were moved to widen the road. The rocks were stacked almost a foot high, creating a mini-rock wall in front of her house. Ms. Ford believes that  $\frac{3}{4}$  of those rocks could have been removed. Ms. Ford said the drainage would not be affected. She asked for the Board to make adjustments to alleviate this unsightly issue.

Ms. Myers read a letter from Tanja Myers of 7 Vails Lake Shore Drive regarding tree issues between 5 and 7 Vails Lake Shore Drive. An arborist walked the area and states that there are 4 trees in need of removal as they are a potential hazard. There is a possibility that uprooting might occur as the trees are growing on a rock ledge and that limits root growth. The arborist report has been given to Jason LaRocca, Chairman of the Tree committee for review.

## **COMMITTEE REPORTS**

### **BUILDINGS & GROUNDS: JOAN MYERS**

Ms. Myers reported that Todd Cammisa has been appointed to the Buildings & Grounds Committee as there are many issues to be taken care of. The committee consists of Mr. Janecek, Mr. Duffy and Ms. Myers as well. Ms. Myers and Mr. Cammisa have been meeting to evaluate options regarding the heating and air condition systems in the Pavilion. There are 4 units and one of those units has been off line for a few years and one has a leak. There is a lack of documentation regarding how the previous systems were electrically connected. Specifically, two systems operated on a single-phase electrical set-up, while the other two ran on a three-phase system.

This distinction is significant, as the type of electrical connection determines what kind of equipment can be installed. While the three-phase systems are generally more expensive initially; they can offer greater efficiency and cost savings over time. We have already obtained several estimates for replacing Units 3 and 4 in the pavilion, but cannot move forward until the electrical configuration is clarified. At present, Mr. Cammisa and Ms. Myers are consulting with several electrical contractors to assess our options – either converting the single-phase systems to three-phase or vice versa and to understand the scope and cost of that conversion.

Paving – Mr. Duffy and Ms. Myers have been in communication with multiple asphalt vendors regarding paving work and the repair of significant potholes on Vails Lake Shore Drive. After identifying the areas in greatest need of attention, we received three bids. Following Toms review and careful consideration, we recommend proceeding with Hartshorn or another vendor to fill the major potholes and to rejuvenate and resurface Ramp 3, which is heavily used and in particular need of repair.

It is important that we continue to allocate funds toward ongoing road maintenance and resurfacing over the next several years to protect one of the Cooperatives largest assets and key infrastructure components. This year, we are fortunate to have available funds due to the conscientious spending of the Buildings and Grounds budget.

Ms. Myers informed everyone that the tennis court project is nearly complete. We are currently awaiting delivery of two leaf doors, which will be installed at either end of the courts to allow easy removal of leaves, along with two new gates. We are also exploring the installation of a card key access system to secure the facility and protect this new investment. Additional site work continues around the courts, including adding backfill or gravel to level the area and to protect the asphalt edges from weather-related deterioration.

A discussion should begin to assess the possibility of hiring a full-time versus part-time maintenance worker to better support ongoing projects and upkeep across the property.

Mr. Duffy, Mr. Cammisa and Ms. Myers have been consulting with Tim Butler from Butler Excavating regarding the recurring icing problem in the Orchard Road parking lot. Based on our discussions, the most effective and cost-efficient solution appears to be the installation of a drain along the east side of the parking lot, continuing down the north side and tying into the nearby catch basin. This approach represents a prudent first step in addressing the issue, minimizing expenditure while providing a long-term fix to prevent hazardous icing conditions.

We are also awaiting an estimate from Butler Excavating to address a similar icing issue occurring near 91 Vail's Lake Shore Drive.

Mr. Duffy made a motion to accept a bid for \$22,000 for ramp 3 from Capital Expenditures. Mr. Vincent seconded. All in favor.

Ms. Myers made a motion to use \$21,000 from the remainder of salary from our former Maintenance worker for other paving projects. Mr. DeFelice seconded. All in favor.

Ms. Myers made a motion to allocate up to \$10,000 from Buildings & Grounds for some of the paving projects. Mr. McGuinness seconded. All in favor.

**VICE CHAIRPERSON/LONG RANGE PLANNING: DAVID JANECEK**

Mr. Janecek presented the long-range planning tracker which includes all feedback provided during last months meeting, as well as subsequent updates received to date. Please review and share any additional comments.

Pumphouse generator arrived in Brewster and installation scheduled for week of October 27.

Attached is job description for Maintenance person. Board should discuss if new hire is needed. Please review draft and provide feedback prior to next meeting. Freezing water issues repair across from 91 VLSD needs to be scheduled. The Board approved \$15,000 for this repair in September.

**VICE PRESIDENT: MARY RUBINI**

Ms. Myers made a motion to approve the transfer into a Trust from John Hillner/Wendy Waring of their house at 1 Vails Lake Shore Drive. Mr. Vincent seconded. All in favor.

Ms. Myers made a motion to approve transfer into a Trust from Adeline Natiello of her house at 18 Vails Lake Shore Drive. Mr. Vincent seconded. All in favor.

Ms. Myers made a motion to approve transfer into a Trust from Angela Terilli of her house at 63 Vails Lake Shore Drive. Mr. Vincent seconded. All in favor.

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

The office is very busy – North End Storage registration is happening every day. Marinas are coming to take boats, return boats to North End.

The office also had a very busy summer dealing with Pavilion rentals; showing Pavilion many times leading up to event, the day before event, in addition to the Annual meeting Prep.

#### **REAL ESTATE: TOM DUFFY**

Mr. Duffy made a motion to approve application for deck extension from Roya Lashkari at 4 Bass Lane. Same plans as previously submitted and approved. Mr. McGuinness seconded. All in favor.

Mr. Duffy made a motion to approve application from Ana Hofmann at 7 Hilltop Lane for the installation of staircase coming down from her deck. Mr. DeFelice seconded. All in favor.

Mr. Duffy made a motion to approve application from Peter Lutz of 20 Locust to install a screened-in porch on top of existing patio. Mr. McGuinness seconded. All in favor.

Mr. Duffy made a motion to accept request by David and Amy Janecek of 95 Vails Lake Shore Drive. They put in a request to lease a triangular shape piece of property, 540 square feet, and to accept their offer of \$9000+. This is a piece of property the Janecek's have used for generations exclusively since the Vails owned the property. We recommend approval and additional shares will be issued. Mr. and Mrs. Janecek will be responsible and incur the costs a new survey. Mr. McGuinness seconded. In favor: Mr. LaRocca, Mr. Cammisa, Mr. DeFelice, Mr. McGuinness, Mr. Duffy, Ms. Mytych and Ms. Broderick. Opposed – Mr. Vincent. Motion approved.

#### **TREASURER: ELLEN MYTYCH**

Ms. Mytych stated in the packet is the YTD report from January to October 20<sup>th</sup>. This report includes the income from the sale of 14 Locust Road. Ms. Mytych is adjusting that because the income was not in the 2025 budget. The total income in the report is \$777,871.75, for an adjusted income of \$628,471.75. That puts the 2025 budgeted income at 610,608.00, which is exceeding our projected income and we still have income from 4<sup>th</sup> quarter fees. Expenses for Tennis Court will be adjusted because the 2025 budget did not include this expense. Total expenses were \$611,202.19 reduced by \$100,000 which brings total adjusted expense to



\$511,202, which put us at 84% of expected spending at \$511,202.19. Capital reserves balance is \$208,540 and the operating balance is \$96,000.

Mr. Vincent said that if we don't purchase more tables and chairs, the Christmas party could not happen as there are not enough right now.

Ms. Mytych said there is about \$3000 in the Pavilion budget and Mr. Vincent said it wouldn't be enough. Ms. Myers said tables will be purchased at BJ's and if need be, we will rent chairs.

#### **RECREATION: SARAH BRODERICK**

Ms. Broderick reminded about the Halloween party this coming Saturday. Dancing, games and also the Halloween display contest and Pumpkin contest. Please let Recreation know if you will be entered in the contests. And Save the Date for the Christmas party on December 13<sup>th</sup>.

#### **COMMENTS AT END OF MEETING:**

Mr. Fitzgerald offered to head a committee to get bulk purchases to save people money. (Propane, fuel oil, wood pellets, perhaps Verizon FIOS). Ms. Myers thanked Mr. Fitzgerald.

Meeting adjourned at 9:00 pm.