

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

August 20, 2013

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:01 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Mr. Cassidy took attendance: Present: Mr. Cassidy, Mr. Duffy, Ms. Enos, Mr. McGuinness, Ms. Myers, Mr. Ryan, Ms. Waltzer and Ms. Natiello. Absent: Mr. Andrews, Ms. Mytych, Mr. Norcross, Ms. Rubini, and Ms. McHale.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the June 2013 meeting. Mr. Cassidy seconded. Mr. Cassidy and Ms. Natiello abstained. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

None

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Mr. Ryan read a letter from a stockholder regarding the condition of his house at 8 Locust Road. Mr. Wright has assured us that he will make the appropriate repairs on his property by the end of September. He also stated that there are no safety issues with the house.

Mr. Ryan read a letter from Janette Devine requesting to hold Zumba classes in the Pavilion. Ms. Myers made a motion to allow the use of the Pavilion for Zumba classes. Ms. Enos seconded. All in favor. Motion approved pursuant to the proper insurance as well as license and proof of CPR.

Mr. Ryan then discussed the letter received from Steve Sferlazza regarding the issue of his tenant at 17 Vails Lake Shore Drive. Mr. Sferlazza informed us of his views regarding the community service required of his tenants daughter and would be available if any further dialog is required. The Community service hours have been fulfilled.

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No Report

TREASURER:

Mr. Ryan stated the Board has a Profit/Loss Statement Budget vs. Actual report from January – June 2013. Everything is below or at budget and this report will be part of the minutes.

Mr. Cassidy made a motion to send two stockholders to legal, as they are two quarters in arrears. Ms. Enos seconded. All in favor. Motion approved.

SECRETARY:

Mr. Cassidy made a motion to approve the following items which were voted on by phone call, as we did not have a meeting in June: The Board has set July 31 as the date Stockholders needed to be in good standing in order to run for office or vote at the Annual meeting; set August 2 at noon as the time that petitions for the Board seats are in the office; approval for a fence application from Jon Greenfield/Amanda Fields at 12 Vail's Lake Shore Drive; Pavilion rental approvals for Mike Walsh and Ed McCarthy; approval of re-finance application for Dan and Sarah Tschorn; membership application approval for Indu Sager to purchase 16 Locust. Ms. Enos seconded. All in favor. Approved.

Mr. Cassidy then continued with the Secretary report. The office will be closed from Thursday, August 22 until Tuesday, September 3rd. The mailing for the Annual meeting has gone out and the office was very busy with that. The closing packet is ready for 16 Locust for next week while the office is closed. The answering machine in the office will reflect to contact Frank Cassidy at 914-397-9170 in case of any emergencies while office is closed.

PUBLIC SAFETY:

No report

REAL ESTATE:

Mr. Duffy introduced John Miller to present an alteration application from Maree Bock-Hartley to add a second floor and do some expansion. Mr. Miller explained that all set-back requirements have been met. The house will stay on the existing foundation. The datum will remain the same. The house will be extended on the first floor in 2 directions, one a 12 x 19 addition away from the lake, including a foundation, and on the side 6 feet by 16 feet with a full foundation, and then an entire 2nd story. The square footage is now just under 860- sq. feet. The first floor addition will be 330 sq. feet and the second story will be 1300 square feet, bringing total to 2200 square feet. The materials will be standard materials, shake and architectural style roof. The floor to the existing structure will remain intact.

Ms. Myers made a motion to approve this application. Ms. Enos seconded. Mr. Cassidy asked how many feet there will be to the parking area. Mr. Duffy said it is 16 feet on the north side. Mr. Miller said that the new deck will come out an additional 3 feet on the north side.

Mr. Mathieson asked if any foundation will be put under the existing structure. Mr. Miller said no new foundation will be put under an existing structure. Mr. Mathieson stated that the height is 29 feet and he was told that that is allowed. Mr. Mathieson asked if a driveway was being installed and the answer was no. Mr. Miller said there is nothing before the Board today about that. Mr. Mathieson asked about time frame. Mr. Miller said depending on approvals, he hopes it will be closed up by winter. The Board informed that the construction needs to be completed 18 months after start. Mr. Mathieson asked if the parking could be controlled for construction vehicles. Mr. Miller said there is plenty of parking on the property. Vote take. All in favor. Motion approved.

Mr. Duffy made a motion that the letter approving this issue states that the Stockholder will need to have their survey re-done at their own cost when construction is complete. Ms. Enos seconded. All in favor. Motion approved.

BUILDINGS & GROUNDS:

Mr. Moore thanked Tyler Hanson who was the summer employee for his service. He is going back to Quinnipiac College this week. Mr. Moore then reported the following:

Painting of Pavilion deck railings with restorative paint has been finished. Fence was installed at the boat ramp. New gate was installed at the boat storage entrance. The swing set was installed the first week of July. All gardens have been weeded and mulched. All speed bumps have been painted. The speed limit and children at play signs have been put up. Pavilion deck flowers were arranged with help from Ronnie Waltzer. Catch basins were professionally cleaned. New water curb shut off valve was installed at 42 Vail's Lake Shore Drive by Butler Excavating and Keene Plumbing. Water leak at 2 Orchard Road: The leak was in the service line on the coop side of the curb valve. Repair to the service line and a new shut off valve was installed by Butler Excavating and Keene Plumbing. There was then another water leak on Orchard, about 30 feet away. Fire and safety inspection was done in the pavilion. Some minor repairs were needed: new batteries for the emergency lights as some were not working. Replaced one light and one burned out electric socket. Inspection then passed. Reminder: As fall approaches we want to remind shareholders that recycle paper leaf bags are only for leaves and grass clippings. No brush and branches are to be in paper bags and will not be taken. This will be enforced. No plastic bags will be taken. Please pile your branches and brush at the curbside for pick up. Reminder that branches must be cut to no longer than 4 feet in length. Any questions, please call the office of Buildings and Grounds at 914-669-9606. Vails Grove policy states that any shareholder who hires a contractor for tree service requires that the contractor MUST remove any and all tree debris. Please do not have your contractors pile tree debris at the curb for Buildings & Grounds to pick up.

Mr. Ryan asked about the cleanup of the North End. Mr. Moore said he called Ken Kohlbrenner at GHD and told him we would like a resolution to this. Mr. Moore called Warren Lucas, who said that when the Peach Lake Environmental sign is taken down, they will clean out the area as well.

Mr. Moore then discussed the walking path from Hickory to Ramp 5. Mr. Lucas told him to get a price quote and that maybe the district could help with that cost as well.

In the fall, Trim painting on the pavilion will be done.

ETHICS:

No Report

FINANCE:

No Report

PUMP HOUSE/WATER TANK REPLACEMENT:

Ms. Waltzer reported the following: Paul Lynch went for the final approvals at the Town this past Monday evening. Ms. Waltzer discussed the meeting which was held here about PLEC's workings to get the new septic system. Then the Peach Lake Coalition was formed and took the reins to get the WWTP build. Now that this process is complete, a new committee has been formed – PLEC – Peach Lake Environmental Coalition to protect and improve the lake. The 5 communities around the lake will be part of this organization. PLEC is a non-profit organization, with By-laws. Anyone is welcome to come to the meetings. Each community will have assigned representatives. Some of the goals are to clean out the outlet at the North End for better drainage; controlling the algae in the lake. Tony Hay had indicated that there might be grant monies available for this work. Tom Duffy, Peggy Boyle, Dave Bruen and Pat Ryan will be reviewing the By-laws and making possible changes. Mr. Duffy asked for Ms. Rubini to review those when completed.

INSURANCE:

No Report

SUNSHINE:

Ms. Enos reported the following: Best wishes go out to Kathleen Heuschkel and Nancy Carney for speedy recoveries. Congratulations to Dave and Karen Bruen on the marriage of their daughter Kristina. Condolences to Bill Quinn on the passing of his father. Congratulations to Cricky and Janet Murphy on the birth of their first grandchild, Michael Joseph Bohren. Ms. Enos read thank you notes from Natalie Longo, Ellen Mytych and Alison Tranchida.

Mr. Ryan thanked Ms. Enos for her years of service as a Board member. She will no longer be on the Board but will remain as Chairperson of the Sunshine Committee.

TREE:

No Report

MEMBERSHIP:

Ms. Natiello made a motion to approve the re-finance application from Dan and Sarah Tschorn. Ms. Myers seconded. All in favor. Motion approved.

PAVILION RENTAL:

Mr. Cassidy made a motion to approve Pavilion rental application being sponsored by Joan Ford(DiSalvador). Ms. Myers seconded. All in favor. Motion approved. Mr. Cassidy made a motion to approve Pavilion rental application from Sean and Debbie Kelly. Ms. Myers seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

OMBUDSMAN:

No Report

LEGAL:

The Board reviewed the letter from Ms. Rubini to Mr. Wright regarding the aesthetics and structural condition of his house. Mr. Wright will be working on these issues in the month of September.

AESTHETICS:

No report

RECREATION:

Mr. Cassidy reported that the July 4th parade and ceremony was once again a great success. The Board thanks Mr. Cassidy for once again taking care of this great tradition.

PUBLIC HEALTH/PUMPHOUSE:

No Report

BEACH:

Mr. Cassidy reported that the Beach was very busy on July 4th and that the lifeguards handled everything very efficiently. There were over 100 people there at one time. The kayak and paddle board rentals went very well. We have re-couped about ½ of the cost of the purchase of these items. There will be Brunch at the Beach on Sunday, August 25th.

LEND-A-HAND:

No Report

WELCOME:

No Report

NEW BUSINESS:

None

Meeting adjourned at 8:51 Pm