

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

August 17, 2017

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 8:09 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Ms. Battreall took attendance: Present: Mr. Andrews, Mr. Cammisa, Mr. Cassidy, Mr. Janecek, Ms. Morris, Ms. Natiello and Ms. Waltzer. Absent: Mr. Duffy, Mr. O'Toole, Mr. McGuinness, Ms. Myers, Ms. Rubini and Ms. Salerno

ACCEPTANCE OF MINUTES:

Ms. Waltzer made a motion to accept the minutes of the July 2017 meeting. Ms. Morris seconded. All in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDER:

Mr. Janecek submitted a letter regarding an issue that happened with a contractor on his leased land. A neighbor of his had a tree fall and they hired someone who traveled down the fire road and went across land to get to Ashenfelters house. They caused about \$1000 worth of damage. He will deal with the money but he wants the Board to contact the Ashenfelters and the Waltz family to let them know there are rules about going across others land. Mr. Cammisa made a motion per section 4 of the Rules that the Ashenfelters be fined a \$100 improper use fee. Mr. Andrews seconded. All in favor. Ms. Waltzer asked if the Ashenfelters have a copy of letter. Mr. Janecek said they did. Ms. Waltzer made a motion to send a letter to Pat Waltz reminding her about the rules about going on others land. Mr. Andrews seconded. Mr. Cammisa stated that if you want to do work in here you need to do it to certain standards. All in favor. Motion approved.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

None

COMMITTEE REPORTS

CHAIRPERSON:

No report

VICE-CHAIRPERSON:

No report

VICE-PRESIDENT:

No report

SECRETARY:

The office will be closed for vacation from August 25 until the day after Labor Day. A message will be left on phone to call Buildings and Grounds for any emergency. The Annual Report mailing will be going out next week. We received two petitions for the four open seats on the Board. They are from Mary Rubini and Hugh Andrews. Please remember the Annual Meeting will be on Sunday, September 17th at 11 am in the Pavilion. We follow the Annual meeting with a short Board meeting. The following Thursday, September 21 will be a regular Board meeting. Congratulations to residents Eileen Dorcey and Kelly O’Toole. Eileen published a novel and Kelly’s design for the cover was chosen as the winning cover. Thank you so much to Cathy Morris for “manning” our Facebook page so well and for always taking and then posting the wonderful pictures that everyone loves to see. I personally would like to thank Cathy for stepping up to accept an open board seat for a one year period, ending after the Annual Meeting. I hope you enjoyed the past year. And thank you to David Janecek for serving on the Board as well.

TREASURER/FINANCE:

No Report

INSURANCE:

No Report

BUILDINGS & GROUNDS:

Fire road trench drain at 59 and 57 VLSD was repaired and blacktopped by Laurel Oak Landscaping.
Speed bump grinding was done on a few of the larger bumps. Some minor blacktopping was also done. Laurel Oak Landscaping performed the job.
Coop truck passed its annual state inspection at Brewster Ford.
Weeding and watering of the coop gardens is an ongoing battle.
Two large trees were removed from common property on terrace drive. Trees were inspected and found to be dangerous and a hazard. Trees were taken down by Laurel Oak Landscaping.
North End boat storage area was cleared of high weeds by Salem Landscaping also the large hedge at ramp 2 and 121 was trimmed.
The beach drain project was out to contractors for bids. Motion was made for Salem Landscaping to perform the job for \$3400. Job should start ASAP.

REAL ESTATE:

No report

SUNSHINE:

Congratulations to Andrew and Michelle Gunnison on the marriage of their daughter Suzanne to Peter Esposito. And best wishes to Maeve Cassidy, who broke her wrist.

PAVILION:

Ms. Natiello made a motion to approve Pavilion rental by Jeannie Lee for October 21. Ms. Morris seconded. All in favor. Motion approved.

Mr. Andrews made a motion to approve Pavilion rental to Joe DiMauro Jr. for August 22. Ms. Natiello seconded. All in favor. Motion approved.

LEGAL:

No Report

MEMBERSHIP:

Ms. Natiello made a motion for the Board approval of the membership application for 2 White Oak Lane to Roderick Cumming and Jill Paxton. Ms. Waltzer seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve membership application for 23 Orchard Road to Mark Cammisa and Danielle Cammisa. Mr. Andrews seconded. Mr. Cammisa abstained.

Ms. Natiello made a motion to approve rental application for 1 Vails Lake Shore Drive to Jill McManus for one year. Ms. Waltzer seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve the re-finance for Mary and Massimo Rubini based on receiving appraisal. Mr. Andrews seconded. All in favor. Motion approved.

Mr. Andrews made a motion not to grant approval for the membership application from Joseph Leo for the purchase of 1 Orchard Road. Ms. Waltzer seconded. All in favor. Motion approved.

BOATS RAMP/NORTH END:

No Report

PUBLIC HEALTH/PUMPHOUSE:

No report

PLEC:

No report

BEACH:

Mr. Cassidy reported that this past Sunday was the third party at the Beach. There is one more cocktail party the Friday of Labor Day weekend to end the summer. Many people had a great summer and enjoyed the beach. The beach will be closed after Labor Day. Thanks to all for a successful year.

RECREATION:

This Friday, August 18th will be open recreation and a movie at the pavilion. We will be showing "Boss Baby". Come on down and join us starting at 5 pm. We are looking to form a committee to plan and organize next year's Vail's Grove Community Party. If you are interested please let the recreation committee know. We would like to meet every other month starting in September. The Christmas Party will be held on Saturday, December 9th, not the 16th as previously stated.

NEW BUSINESS:

Ms. Natiello stated that people have been asking her about the blue tarp on the house belonging to Maree Hartley, 24 VLSD. Ms. Natiello made a motion to send a letter asking what the plans are and when they are planning to remove the tarp. Ms. Waltzer seconded. All in favor. Motion approved.

Ms. Natiello asked if Bruce and Gwen Blackwell still live here. The answer is yes.

Ms. Natiello said that people are asking her if commercial vehicles are allowed in the Grove. The answer is that there is nothing in our rules about this. Mr. Janecek said the town should be informed. Ms. Natiello also asked about the truck being parked in the Grove by Maree Hartley's brother. Mr. Moore said that Ms. Hartley said the truck will not be here anymore.

Ms. Natiello said the neighbors around 17 VLSD want to know what's happening at that house. She said the police have been there numerous times. She said this has been about 20 times in the past 7 years. Mr. Andrews asked if the lease has to be renewed and Ms. Battreall said the lease is renewed each year. Ms. Natiello said the condition of the property is terrible and looks like an eyesore. Ms. Natiello said it's ongoing and the neighbors are wondering.

Mr. Janecek made a motion to fine the landlord \$100 and \$25 a day until the tenant is out of the house as the lease has expired and they are still there. Ms. Battreall explained that the landlord

has been trying to have them leave and he has been still paying the 10% due to the Grove each month. Mr. Cammisa seconded. All in favor. Motion approved.

Ms. Waltzer then brought up an issue at the 6-car garage. On the side between the garages and the Sheridan house, there is no access because people are parking there and using the spots. Ms. Waltzer asked if cones or signs could be put there. Ms. Sheridan said there used to be room for people to get to their garages but now a third car is parked there. Ms. Sheridan said there is car that they do not know whose it is. She thinks it is people who go fishing in the back of Mr. Myers house. Mr. Andrews made motion to put up a sign that says "No parking blocking access to the garages". Ms. Waltzer seconded. All in favor. Motion approved. Ms. Sheridan stated that cars really could get out even with the three cars parked there.

Mr. Cassidy stated that on Tuesday Suburban Carting approached his babysitter and was talking to her, making her uncomfortable. Mr. Cassidy would like a letter to go to Suburban stating that there should be no fraternizing with the residents of the Grove. A letter will go to Suburban and the Town of Southeast.

Ms. Sheridan asked about Handicapped spots. She said there seems to be two handicapped designated spots. She said those spots are not being used by vehicles that have handicapped signs.

WELCOME:

No report

Meeting adjourned at 9:05 pm.

These minutes will not have "official approval" as the change in Board members and the attendees at the August meeting does not allow for a quorum vote.