

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

August 15, 2019

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 8:00 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Ms. Battreall took attendance. Present: Mr. Andrews, Mr. Cammisa, Mr. Cassidy, Ms. DiDomenico, Mr. Janecek, Ms. Salerno, Mr. Waltzer and Ms. Mytych. Absent: Mr. Duffy, Mr. McGuinness, Ms. Myers, Ms. Rubini, and Mr. Sarno.

ACCEPTANCE OF MINUTES:

Ms. Salerno made a motion to accept the July 2019 minutes. Mr. Waltzer seconded. Ms. Mytych abstained. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS: None

COMMUNICATIONS NOT INCLUDED IN THE REPORTS BELOW: None

COMMITTEE REPORTS

CHAIRPERSON: No Report

VICE-CHAIRPERSON: No report

VICE-PRESIDENT: No report

SECRETARY:

Annual meeting packet has been going out daily. There are 7 petitions for 5 open seats. Annual meeting is September 15 at 11 am in the Pavilion. Next Board meeting will be September 19. Office closed from August 22 until the day after Labor Day.

TREASURER: No Report

FINANCE/INSURANCE: No Report

BUILDINGS & GROUNDS:

Power washing of the pavilion completed. Weeding, watering and maintaining of flowers and gardens are continuing. Curbside pickup of leaf bags and lawn debris usually done at the beginning of week and at the end of the week. The beach lights are up and working and the water at the beach id on for rinsing off. The metal dock at the beach was repaired to the best B&G can do for now. B&G hired a contractor to regrade the gravel parking lot on Orchard and Locust Road. The pavilion refrigerator was not holding temperature. Berkshire Refrigeration was called. Small leak reported in coil but temperature is now holding after some minor service. Getting estimate to replace coil.3 new recycled plastic 6 foot picnic tables have been ordered for the beach.

Mr. Janecek stated that residents are complimenting the stenciled STOP sign on the ground at Terrace. Requests have been made to have more of the same painted. Ms. Salerno reported that Mr. Moore painted the speed bump at the beach as she requested. Mr. Andrews donated 18 chairs to the beach.

REAL ESTATE:

Mr. Duffy, in his absence requested that a motion is made to approve the addition of a garage at 85 VLSD, Dave Bruen. Ms. Mytych made the motion. Mr. Waltzer seconded. Mr. Cammisa said there were minimal plans sent to the Board members. He would like this to be put on hold until more information is received. Discussion was had regarding setbacks and side line clearances. All against the motion.

Ms. Salerno then motioned that the Board gives an approval letter with the following stipulations:
Receipt of Datum report, grade change information, a survey and drainage report. Also, if those items are received in the office and are what the Board deems acceptable, we can give final approval. Ms. Mytych seconded. All in favor.

OMBUDSMAN: No Report

SUNSHINE:

A thank you note was received from Abby Cassidy.

PAVILION:

Ms. DiDomenico made a motion to approve rental application from Witkowski for September 7, 2019. Mr. Andrews seconded. All in favor. Motion approved.

MEMBERSHIP:

Ms. Salerno made a motion to approve a rental application from Mabel Moravick for the McCarthy house on Terrace. Mr. Andrews seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve a re-finance application from Mytych on Bass Lane. Mr. Andrews seconded. Ms. Mytych abstained. All others in favor.

LEGAL: No Report

BOATS RAMP/NORTH END: No Report

PUBLIC HEALTH/PUMPHOUSE:

Kathleen Heuschkel sent the following:

Thank you for allowing me to participate in seeing that everyone in Vail's has "good" water to drink. Another year has passed and our water delivery system has served us well. This brings me to the point. We have had the new tanks in operation for a few years now and they are wonderful. But, in order for these tanks to continue to hold and supply our community for many years ahead we need to think about maintenance that they will need. You remember what the old tanks looked like? They were a corroded mess. We were very fortunate that we were able to use those tanks until our new system was up and running. They lasted 30 years. They could have lasted for 3 times that length if they were maintained correctly.

Let's not make that very costly error again. We researched concrete vs. steel vs. "Xerxes" fiberglass. We decided on the steel tanks and I believe we made the best decision. While speaking with people in the industry and attending many water conferences, they all made it very clear that these tanks need to be inspected every few years. This is done by dropping a scope and visually inspecting the walls and bottoms of the tanks for sediment. Sediment build up in tanks can cause us to use increased amounts of hypochlorite and possible contamination. If warranted, the tanks need to be emptied one by one and scrubbed. This will increase the life of the tanks and better water quality. They are also looking for tuberculation of the steel. This is corrosion and where small colonies of bacteria can take hold. I believe there originally was a sealant on the inside of the tanks. That might need to be re-applied.

I would like to suggest that the board starts to think about "saving up" and committing to a date that the inspection should be done. 5 years of use is what some in the water community say is a reasonable amount of time. I think 10 years is more affordable for us. This will be expensive but, will save us in the long run. There are a few companies that provide this service. We could put it out for bid.

Thank you for reading and taking this under consideration. I am not one to spend money on trivial things.

The 2018-2019 Year has been an excellent year for our water quality and the ability to pump hundreds of thousands of gallons of pristine water to each and every home in our community. We take for granted this valuable asset. You turn a knob and the water flows freely. You are able to accomplish this seemingly trivial task because of the people that make it happen. Jay, our maintenance man is tasked with monitoring water quality daily. He is constantly looking for leaks in our water delivery system and possible issues from the Main transmission lines to private homes along those lines. He gets involved in repair and replacement of lines and equipment. Pat McGuinness helps out and when there is an alarm in the middle of the night it's Pat that checks it out. (Yes, we have an alarm system that alerts us when water pressure is falling

or, something has gone amiss). I in turn take the data Jay records daily and turn it into a report that must be submitted each month. I also have an annual report that is submitted to the county and to the state. This report details our overall water quality. Cindy, our esteemed Administrator makes sure our water is tested on a monthly basis and in a timely fashion so that our monthly report is handed in within the time limit set forth by the county. Cindy also has to make sure the correct tests are ordered for the annual report. Both Jay and Cindy have never let me down. We get it done so that you, the residents of Vail's can turn that knob and have instant water.

Sadly, this will be my last year. My license will expire next spring. This means it is imperative that someone steps up to the plate and takes over my position. I have learned so much and have a whole new understanding about how fortunate we are to have such good quality water. It sounds silly but, it's a serious issue.

Our annual water report is, once again great. Our water meets or exceeds the mandated state levels. Not once did we have bacteria in the water. We chlorinate the water to just the right levels to keep it bacteria-free and you safe. We average between 20,000 to 50,000 gallons of fresh, clean, cold and tasty water every day. Once again, this is no small feat.

We need motivated people to take the class. There are classes on-line. Challenge yourself. Just do it!

LEND A HAND: No Report

BEACH: No Report

PLEC: No report

RECREATION: No Report

Meeting adjourned at 8:45 pm.