

VAIL'S GROVE COOPERATIVE, INC.
BOARD OF DIRECTORS MEETING

DECEMBER 19, 2007

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 7:50 pm and asked all to stand for the Pledge of Allegiance.

ATTENDANCE:

Present: Ronnie Waltzer, Tom Duffy, Mary Rubini, Victoria Desidero, Peggy Boyle, Bob Gregory, Fred Witte, Ellen Mytych, Simone Havel, Jim Andes.

Absent: Ray Harting

ACCEPTANCE OF MINUTES:

Mary Rubini made motion to accept minutes. Fred Witte seconded. Victoria Desidero asked for clarification regarding comment from Tom Duffy in minutes on Page 2 about quarterly charge raises. (Added in 10 years time) Change made. All in favor – Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Jack Waltzer made comments regarding the percentage of raises of quarterly charges. He stated that he would rather have a small increase each year rather than a large increase every few years. He does not agree with running a deficit in budget and trying to catch up in later years.

COMMITTEE REPRTS:

CHAIRPERSON:

Ronnie Waltzer reported that the Board has worked very hard to come up with a reasonable budget and the board has put in a lot of time and effort to find ways to reduce expenses without cutting essential services. She reassured the stockholders that we have worked hard to make this a great place to live without it being unduly costly.

PRESIDENT;

Tom Duffy reported that the budget was discussed in the Executive session.

SECRETARY REPORT:

Victoria Desidero announced the Stockholder set office hours. Beginning December 26, the hours are Monday, Tuesday and Thursdays from 10 am to 2 pm. The hours will ensure that stockholders know when they can come to office for business. We are up to 24 people registered on website and encourage members of the community to please register. We hope to be able to cut communication costs by utilizing the website for more communication with Stockholders. The office will be closed on December 24 and 25th for Christmas.

Ronnie Waltzer clarified that the office will be open at other times, but that the above hours will always be available.

TREASURERS:

Ronnie Waltzer reported that Bob Peyton has submitted a letter of resignation. Ray Harting has agreed to be the Treasurer and we will vote on this in January at the Board meeting. Ronnie read a letter from Ray Harting regarding his feelings about the proposed budget. Victoria Desidero made a motion to approve the budget as proposed by Ray Harting. Simone Havel seconded. Tom Duffy is in favor of the proposed budgets because everyone had to cut costs for this budget. Tom Duffy would like to see check breakdown every 3 months. Jim Andes is concerned about the statement that the budget is “extremely tight” per Ray Hartings letter. There will always be unforeseen costs. Victoria said that everyone would be held accountable for their tight money in their own budget items. Mr. Gregory stated that checking these items would make the committee chairs aware of what they are spending.

Vote was taken – all in favor – motion passed and budget accepted.

MEMBERSHIP:

Simone Havel made a motion to approve Helen Vail’s purchase of 87 Vail’s Lake Shore Drive. Fred Witte seconded. All in favor.

Simone Havel made motion to approve re-finance application for 21 Vail’s Lake Shore Drive. Mary Rubini seconded. All in favor. Motion passed.

Simone Havel made motion to approve re-finance application for 33 Orchard Road. Mary Rubini seconded. All in favor. Motion passed.

PUBLIC SAFETY:

Security cell phones have been turned off as of today, 12/19/07.

Ronnie Waltzer wanted to know if people are still interested in Neighborhood Watch. All responded in favor. Ronnie will talk to Drew Gunnison about this.

BUILDINGS & GROUNDS:

Jack Waltzer reported that Jay Moore would do the clean up after any community events at Pavilion. Renters will be given a checklist about clean up that they will need to sign prior to them receiving the keys to the Pavilion. Doris Rosado, the cleaning woman for the Pavilion, will no longer be working here.

Trap Rock as installed on Bass Lane for run-off problems, leaves were pick up by contractor, tree overhangs were removed. The dock will be repaired/welded on site. Jack will put info in Vail's Voice about town dumpster pick-up. No dumpster days will be scheduled in 2008, to keep budget costs down.

Jack Waltzer and Jay Moore will install Wainscot in the small party room in the Pavilion. There has been a recommendation by a Board member that the Board consider having Jay Moore cleaning snow from the property of incapacitated Stockholders. Jack asks for the requests from Stockholders go through the Board.

Ellen Mytych asked how much the wainscoting would cost. It will come out of the Pavilion budget. Jack stated that it would cost approximately \$300-400 and Jim Andes stated that that would be fine. Victoria Desidero suggested that the small room be painted prior to wainscoting.

The discussion continued about helping Stockholders with their snow removal. Ronnie thought perhaps residents could fill out a form in the office regarding what the problem is and how long it will be problem. A suggestion was made that there could be a volunteer committee to help out on an "as-needed" basis. The office will send out a flyer asking that is anyone is interested

in making some money to shovel, they should let the office know and we can pass along their phone numbers.

Tom Duffy asked Jack about the possibility of Jay Moore cutting some of the grass in the nice weather to cut down on our costs.

PUBLIC HEALTH/PUMPHOUSE:

Water usage amounts have been normal for this time of year. There was a leak 2-3 weeks ago. Jack will be contacting Beal regarding a “low-flow” message on the electrical panel.

PLEC:

No Report

WWTP:

Peggy Boyle stated that WWTP committee had a very busy month. We have had contingents going to Legislative meetings for a lake wide initiative. There was a great turnout from Vail’s Grove at the Putnam County Legislature meeting and made a presentation. We will follow up with a letter to Tony Hay. On December 17th, there was meeting with Westchester County Board of Legislatures, hoping to get the \$10 million released. The Count Executives office was at that meeting it should go to the Legislatures come January. Peggy stated that Mr. Becker has worked tirelessly to bring this petition process to where it is. We have had a very good turnout at Vail’s Grove. Many volunteer notaries have been helping out. Peggy does not agree with Ray Harting’s statement that we do not know the actual “costs” to the Stockholders. We have a lot of control in these costs. Peggy Boyle made a motion to have Vail’s Grove pursue the formation of a sewer district. Mary Rubini seconded. Victoria Desidero abstained. All others in favor. Motion passed.

Peggy reminded the Board about the dinner for Sy Globerman (John Dunford declined). The dinner will be held at 121 Restaurant on Thursday night, Dec. 20th. Ellen Mytych made a motion that Vail’s Grove pays for the Vail’s Grove Board members who are attending this dinner. Mary Rubini seconded. All in favor. Motion passed.

SUNSHINE:

Various thank you notes were received.

BEACH:
No Report

AESTHETICS:
No Report

REAL ESTATE:
Tom Duffy made motion to approve plans per submitted by Ken Sullivan at 37 Vail's Lake Shore Drive. Letters were sent out and there were no comments. Mary Rubini seconded. All in favor. A letter will be sent that Mr. Sullivan must go through the town for all necessary approvals.

COMMUNITY/SOCIALRECREATION:
Holiday party was a success. There was a great turnout. Thanks to all who attended. Mary would like to purchase a ping-pong table and have the Pavilion open on the weekends from 4-6 to play ping-pong, foosball, etc. Dates and times would be posted on website. Victoria Desidero seconded. All in favor.

Victoria also suggested BINGO to be held at the Pavilion. This event will be planed.

Fred Witte would like to hold another Covered Dish dinner in January. Also, perhaps a chili-cook-off, a Para-mutual game. These ideas will be discussed.

PAVILION:
Jim Andes made a motion to accept an application for a rental on March 8th from 12-5 for a baby shower by Adeline Natiello. Simone Havel seconded. All in favor. Motion passed.

LEGAL:
Mary Rubini thanked all notaries that came down to help with the petition process, along with Mr. Becker: John and Jean Lee, Frank Cassidy, Kay Petroff, Jim Andes.

INSURANCE:
Mr. Gregory reported that progress has been made.

COMMUNITY LIASION:

Eileen Brooking will not serve as a liasion, but will still try to attend meetings and report back to the board.

OMBUDSMAN:

Ellen Mytych reported on a stockholder problem regarding leaves being blown onto one stockholders leased property from another. Ellen will deal with the issue and try to come up with a resolution. Ellen will prepare a letter for the office to send to the stockholder who is allegedly blowing the leaves.

NEW BUSINESS:

Tom Duffy re-visited the idea of a possible Flip Tax to raise money for the Grove. If we sell 15-20 homes a year and people pay 1% or lower for flip tax, that money could be allocated for a specific fund for future needs.

Ronnie will discuss this matter with Mr., Becker. Also, we have asked Mr. Becker about how to go about changing the date of the 2008 annual meeting. We are waiting to hear back from him on this issue.

The committee consisting of Ellen Mytych, Jack Waltzer and Victoria Desidero will present purchasing Requirements at the January meeting.

Meeting adjourned at 9:35 pm.