

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

February 21, 2019

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 8:05 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

Ms. Rubini swore in Ms. Mytych as a Board member, to serve in the place of Tim O'Toole. This position is until September 2019. Mr. McGuinness made a motion to elect Ms. Mytych as Treasurer of the Board. Mr. Andrews seconded. All in favor. Motion approved. Ms. Rubini swore in Ms. Mytych as Treasurer of the Board.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the January 2019 meeting. Ms. Salerno seconded. Ms. Mytych abstained. All others in favor.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. John O'Loughlin addressed the Board about the decision to charge for dock space and North End storage. Mr. Janecek explained that this was one of the ways the Board is proceeding with having more revenue come into the Grove. The revenue for this will be earmarked for the cleaning, maintenance and improvement of the North End and Docks. Mr. Ken Ford also spoke to the board about the same issue. Mr. Duffy stated that over the next few years, the roads in the Grove are going to need to be re-done, which is a large expense. Mr. O'Loughlin asked for the motion to be re-visited and at this time. The Board will not be doing that.

COMMUNICATIONS NOT INCLUDED IN THE REPORTS BELOW: None

COMMITTEE REPORTS

CHAIRPERSON: No Report

VICE-CHAIRPERSON: No report

VICE-PRESIDENT:

Ms. Salerno would like to consider adding a defibrillator to the pavilion and at the beach. Having this device on hand could be the difference between life and death. Since we do rent the pavilion to outsiders, we should have something other than a first aid kit and we might even be required to have it. The Red Cross states the following: Having trained staff and an AED on hand will help increase the chance of survival when an incident occurs. The average response time for local EMS ranges from eight to twelve minutes. This is critical time for being able to help a person in cardiac arrest. Having an AED on site and ready to use within two or three minutes can increase the chance of survival from 10% to 70% from CPR alone. This gives the victim a better chance of survival before EMS arrives.

Also, we would like to host a CPR class for all residents who would like to attend. This class is an invaluable tool for all and may help save a life. Some young adults might also benefit from this class. Ms. Salerno is in the process of securing pricing for this class, which can be held in the pavilion. Ms. Salerno has contacted the American Red Cross regarding the cost of the AED unit. We can purchase one for approximately \$1400. We may be able to get a discount of up to 10% off that cost as well.

SECRETARY:

The Office has been investigating propane prices and after much conversation, we will remain with Suburban Propane – who brought their price down to \$1.7 for an 18 month commitment. This will save the Grove \$1.00 a gallon. In addition, Suburban will offer the price of \$1.9 a gallon for any present residents who want to use them. Residents need to contact Suburban Propane directly. Thank you to David Janecek for the suggestion.

The office has gotten a WEX gas charge card, which can be used in any one of a large list of gas stations at lower prices. In addition, we also – along with WEX, will be receiving an Exxon/Mobil card which will also offer lower prices and will get points for us when Exxon/Mobil is used. Also, a savings for the Grove.

The office wants to thank Tim O'Toole for his years on the Board – Executive Board as Treasurer, Insurance Chair, and Ethics Chair. Thanks so much Tim. Also, we want to welcome back to the Board Ellen Mytych who served previously and was a great asset.

The office has been assisting B&G with 2019-2020 lawn/snow bids as well as finding a tree removal service who charges lower prices than we have been paying, along with being prompt and very helpful to us.

The office asks residents to please deal directly with their neighbors if they have any issue, rather than asking the office to intervene. A simple conversation with neighbors can be more effective than going through the office. It is a more personal conversation.

Please be reminded that when quarterly invoices are sent, they are due on the last day of billing month. The first of the next month, Finance Charges are assessed and statements are sent. When you receive a statement, please pay the quarterly FEE and THE FINANCE CHARGE. The finance charge will remain on your account and you will be paying finance charges on any open balance. Thank you for your cooperation.

The office reminds all Stockholders that when they purchased at Vails Grove, they signed the application stating that they read the Rules and Regulations for owning here. A review of the

rules from time to time is suggested. This is a cooperative, and as such, residents are bound by the rules and the office manager should not be disrespected and spoken to negatively if a stockholder doesn't want to follow the rules. Please, always check rules or ask office prior to doing any work on your house to avoid any repercussions. In addition, anyone staying in a home for more than three months MUST be vetted.

TREASURER/FINANCE/INSURANCE: No Report

BUILDINGS & GROUNDS:

Mr. Andrews read a letter from Jay Moore explaining that he will no longer be able to attend Board meetings due to childcare arrangements. Mr. Moore will also be working longer days on Monday and Tuesday and starting a little later on Thursdays and Fridays.

Thanks to Cathy Morris for notifying Buildings and Grounds that the lifeguard chair was moved out on the ice. Chair was removed back onto land.

Buildings and Grounds continues to assist with all Vails Grove parties and events.

Buildings and Grounds is looking into drainage work this spring on Orchard and Polye to help with water runoff and icing conditions.

Lawn & Snow bid packets went out. Two separate days were given to see the property by the contractors. Two contractors showed. Motion will be made to accept a contractor for the 2019 season.

Buildings and Grounds with survey of property went out to Locust and Monument to look at some reported bad trees. Trees were on shareholders property. These trees have been taken care of as of 2/19.

Buildings and Grounds filled a few potholes on Vails Lakeshore Drive.

Buildings and Grounds has continued curbside brush and leaf pickup when needed after storms. Continue in assisting the office with cleaning and decorating when asked.

Started stripping wax in the large room.

Buildings and Grounds has received concerns about the parking lot unpaved on Orchard Road. This parking lot can be dangerous when melting and freezing happens daily...

Mr. Duffy is concerned about water bubbling on road at Orchard/Terrace and also at 51 VLSD. Mr. Andrews will investigate. Also, a course of action will be decided on for the parking lot on Orchard Road (North). Mr. Andrews made a motion to hire Earth, Wind & Stone for the 2019/2020 lawn care/snow removal season. Ms. Myers seconded. Ms. Di Domenico abstained. All others in favor.

REAL ESTATE:

Mr. Duffy made a motion to approve renovation plans at 36 VLSD by Sharon and Frank Madden. Ms. Myers seconded. All in favor. Motion approved.

Mr. Duffy made a motion to approve real estate application from C. Howe, 37 VLSD to demolish the present house and to put in a two story modular. Ms. Myers seconded. All in favor. Motion approved.

SUNSHINE:

Best wishes to Julie Pera for a speedy recovery. Condolences to Joan and Joe DiMauro and family on the passing of Joan's mother, Mildred Mullaney and also on the passing of Joes mother; to Melissa Sarno and family on the passing of her dad and to Kathleen Heuschkel and family on the passing of her mother.

PAVILION:

Ms. Salerno made a motion to approve rental application from Janet Murphy for small room on March 16. Ms. Myers seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve application from Emily McKenzie to rent large room on March 23. Ms. Myers seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve application from Joan Ford to rent large room on March 30. Ms. Myers seconded. All in favor. Motion approved.

MEMBERSHIP:

Ms. Salerno made a motion to approve re-finance application from Patrick and Claudia McGuinness pursuant to receiving appraisal report. Ms. Myers seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve the addition of Kenneth Rhuda III to the Stock and Lease of 37 VLSD. Ms. Myers seconded. Ms. Rubini abstained. All in favor. Motion approved.

LEGAL: No report

BOATS RAMP/NORTH END: No Report

PUBLIC HEALTH/PUMPHOUSE: No report

LEND A HAND: No report

BEACH: No report

PLEC: No Report

RECREATION:

The NFL Championship Sunday games party at the pavilion was another great event. We had about 25 people join us for some football and treats.

There was tons of food from wings, to chili to a very healthy veggie tray.

The SUPERBOWL Pool was another huge success. We actually could have had 2. Congrats to the winners, MaryEllen Schwarz, Sarah Cassidy and Linda Gabrielsen. \$250.00 was donated to the Veterans Monument Beautification Project.

Family Trivia Sunday January 27th was another well attended event. We had some fun and the kids that came were able to watch a movie while the adults figured out the answers. Congrats to the Irish Rovers led by Tom Ryan Sr. Also a big shout out to TJ Ryan who generously supplied the group with a variety of pizzas from his restaurant. They were Delish!!!

Valentine Tea was February 2 and about 40 people came out to enjoy and decorate cupcakes, do crafts and get ready for Valentine's Day.

Upcoming Events over the next 2 months will be BINGO, another indoor movie and the always fun EASTER EGG HUNT Event.

The recreation team would like to welcome a new member. Lucas Kane has become the newest member of the team.

NEW BUSINESS:

Mr. Waltzer would like the Board to start talking about the amount we charge as a Transfer Fee. Mr. Waltzer would like the Board to discuss the possibility of another, smaller, monument or plaque to thank public servants, police, firefighters, EMTs.

SHAREHOLDER COMMENTS:

Mrs. Janet O'Loughlin addressed the Board. She stated that everything here at the Grove is paid by everyone and that people should not be singled out to pay for storage and dock fees. She suggested that perhaps \$200 a year should be collected by interested residents for parties, events, beach, etc. When there was a "Vail's Grove Association", if you didn't pay to join, you did not attend these functions.

Meeting adjourned at 9:13 pm.