

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

January 18, 2018

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 8:17 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Ms. Battreall took attendance: Present: All present

ACCEPTANCE OF MINUTES:

Ms. Waltzer made a motion to accept the minutes of the December 2017 meeting. Ms. Salerno seconded. Ms. Myers abstained. All others in favor.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Mr. Duffy asked for permission for his Boy Scout troop to use the North End for a camping trip in the spring. Ms. Salerno made a motion to approve this. Mr. McGuinness seconded. All in favor.

Mr. Dennis Ryan sent a letter and pictures complaining about a truck belonging to Maree Bock-Hartley's brother being parked on others property. In addition, the truck broke down and was in Mr. Colavitos driveway, which is next door to Mr. Ryan. A letter will be send to Ms. Bock-Hartley informing her that the truck needs not to be parked on others property. The office will inform Mr. Ryan about this.

COMMENTS & CONCERNS OF STOCKHOLDER:

None

COMMITTEE REPORTS

CHAIRPERSON:

No report

VICE-CHAIRPERSON:

No report

VICE-PRESIDENT:

No report

SECRETARY:

The office is waiting for a finalized approved budget for 2018. If there is a raise in quarterly maintenance, which should be reflected by what you need for budget and then determine a possible increase in quarterlies, the EXCEL spreadsheet will need to be changed accordingly. In addition, the office is getting the final numbers from the Town of North Salem and the Town of Southeast as to how much tax we are paying them for REAL ESTATE taxes. That number gets put into a formula which will tell us how much each home pays per quarter based on their shares. That in itself might raise the quarterly monthly fee – which is made up of RE Tax and maintenance fee. If there is a change of fees, the April bill will reflect this. All Chairs of committees must follow their budget items unless there is an emergency.

The office is suggesting the following charges in certain fee:

Garage rentals are \$165 monthly, bringing in \$11,880. I suggest \$250 monthly which would bring in \$18,000, a change of \$6120.

Pavilion Rentals:

Stockholders pay \$350, I suggest \$450 – that would probably bring in \$800 more.

Small rom presently is \$75 – I suggest \$200 which would possibly \$500 more

Suggestion: Charge people for each spot they use in the North End for storage. There is a possibility that they will instead use their driveways, but I think not, as then they would not have room for cars. Echo Bay charges \$91 a foot for pontoon and \$95 per foot for speed boat – Season is winter storage – November until April.

In addition, the office is going to speak to the Town of North Salem Tax Assessor to find out exactly how they bill us and the stockholders for land taxes. Unless someone would like to take on this project, I will work on it – there are conflicting thoughts on what exactly is being taxed – is it solely common area – or is it leased land area as well for certain homes in North Salem.

Office will update after meeting.

Peter Rossi, our independent auditor, will be in next week to conduct the 2016 yearly audit for the financials.

The office thanks Linda Van Scoy and Claire Navin for helping with the stuffing of the January bills and Vail's Voice. Both women have offered to come in to assist the office manager with filing. The amount of paperwork seems to be growing daily.

Ms. Salerno made a motion to change the price of the garage rentals to \$250 monthly as of April. Mr. Andrews seconded. For: Mr. Duffy, Mr. O'Toole, Ms. Waltzer, Ms. Salerno, Ms. Natiello, and Mr. Andrews, Mr. McGuinness. Opposed: Ms. Rubini, Ms. Myers and Mr. Cammisa. Mr. Andrews made a motion to change the fee to rent the small room to \$150. Ms. Rubini seconded. Opposed: Mr. Cammisa, Ms. Myers. All others in favor.

Ms. Waltzer made a motion to change the charge for outsiders to rent the Pavilion to \$1200. Ms. Rubini seconded. All in favor.

Ms. Myers made a motion to not charge for residents to store their boats/trailer in the North End. Ms. Salerno seconded. For: Ms. Myers, Mr. O'Toole, Ms. Salerno, Mr. McGuinness, and Ms. Rubini. Opposed: Mr. Duffy, Ms. Waltzer, Ms. Waltzer, Mr. Cammisa, Mr. Andrews, Ms. Natiello. There is a tie. Chairman Cassidy voted FOR. There will be no charge for Boat Storage.

TREASURER/FINANCE:

Mr. O'Toole made a motion to approve the budget as presented. There is an increase in insurance and capital expenditures were decreased. Ms. Myers seconded. Mr. Cammisa opposed. All others in favor. Motion approved.

INSURANCE:

No Report

BUILDINGS & GROUNDS:

Maintenance truck was at Brewster Ford for its regular service (6 months).

Buildings and grounds received a letter regarding some potentially hazardous trees on Co-op property. These trees have been identified and will be addressed as soon as possible. Jay had John Dillon look at these trees. The trees are not on the Fords property.

The office has renewed the service contract with Bell Heating and Cooling. They were in for regular maintenance service. We have a few aging furnaces in the Pavilion that will need to be addressed.

Buildings and grounds is seeking proposals for replacing the heating and cooling system in the Pavilion we currently have four heating cooling systems in the Pavilion two furnaces are relatively new two of them are old.

Buildings and grounds has been answering many calls with frozen water pipes and leaking pipes.

Ms. Salerno stated that Salem Landscaping has not been doing a great job with the plowing. It was suggested that the Board hold the last check of their contract to be sure any damage is fixed.

REAL ESTATE:

No Report

SUNSHINE:

Condolences are sent to the families of Richard Schumann, Maryann O'Brien Loehmann, Catherine Dwyer, and Steven Roberts and to the Murphy family on the passing of Cricky's mother.

MEMBERSHIP:

Angela Terilli Passed away a while ago. Her daughter Carol is keeping the house. Carol lives there 4 days a week, downstairs where there is a bedroom and bath. She has informed the office that Robert and Caitlin Lee and new baby are going to be “staying” there with her and sharing the expenses. They will live upstairs. She states that she is not charging rent. If you remember, the Board can charge a market rate 10% fee, whether someone is charging rent or not. So, do Robert and Caitlin Lee need to be vetted and what charge will we have Carol pay monthly to the Coop.

Membership feels that they should be vetted. They are staying in someone’s home and not remaining in the home Robert grew up in. As far as paying the 10%, that vote should come from the Board.

The Board discussed stated that vetted should happen and that the market rate 10% fee will be \$150 per month.

PAVILION:

Ms. Waltzer made a motion to approve rental by Witkowski for January 27. Ms. Salerno seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve rental by Ellen Ward for March 3. Ms. Myers seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve rental by Joan Ford for February 3. Ms. Myers seconded. All in favor. Motion approved.

LEGAL:

No Report

BOATS RAMP/NORTH END:

No Report

PUBLIC HEALTH/PUMPHOUSE:

No report

PLEC:

No report

RECREATION:

Julie Salerno/Melissa Sowa – Co-Chairs

The recreation committee would like to invite you all to BINGO on Friday night January 19th at 7:00pm. \$2.00 per card, cash prizes and a fun time can be had by all. Snacks will be provided, BYOB.

On Sunday January 22nd, it's Championship Football on the Big Screen. Join us at 3 pm for an indoor tailgate party and watch the New England Patriots take on the Jacksonville Jaguars. Food will be provided, BYOB and please RSVP to the office by Friday January 19th.

On Sunday February 11th from 1-3pm, please join us for Valentine's Day Tea. Come on down for some cupcake decorating as well as arts and crafts. This is a great event and a chance to make that homemade Valentine for your sweetheart.

Monday February 19th, Presidents Day we will be showing our first indoor movie of the year in the pavilion at 4:00pm. Popcorn and snacks for sale. Stay Tuned for the details.

Stay warm and stay tuned for some more fun events.

Meeting adjourned at 9:30 pm