

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

**JANUARY 21, 2009**

**CALL TO ORDER:**

Chairperson Waltzer called the meeting to order at 8:10 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Secretary Victoria Desidero took attendance. Present: Ronnie Waltzer, Tom Duffy, Victoria Desidero, Mary Rubini, Ellen Mytych, Sue Enos, Frank Cassidy, Rob Norcross, Sharon Scott, Joan Myers, Jim Andes. Absent: Fred Witte.

**ACCEPTANCE OF MINUTES:**

Victoria Desidero made a motion to accept the minutes from the December 2008 meeting. Joan Myers seconded. Sharon Scott suggested a portion be moved to Grounds and Maintenance from the Pump House report, and Ronnie Waltzer asked for a grammatical change. Mary Rubini and Rob Norcross abstained. Motion passed with the accepted changes.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

1. Margaret Flannery stated that the lake was utilized during the freeze and people enjoyed the skating. Margaret asked for an area to be smoothed so that people could skate. Cindy Battreall stated that there is an area behind the Pavilion that is cleared for this purpose. Margaret asked that this information be placed on the Web site as well as that a Robo-call to go out announcing this.
2. Margaret asked to report on her Community Liaison Committee as she needs to leave the meeting early. Southeast is working on a CHOP, which is a Coop Buying Program for fuel. Margaret reported that she is part of PIRG – which is a New York State Program to save money on fuel oil. She reports that she has been saving money on her deliveries. She was able to choose her own contractor. Margaret will leave copies of these applications in the office.
3. Margaret also reported that the Lend-a-Hand Committee is getting volunteers. If you can volunteer for whatever time you have available, you can contact the office. Margaret also reported that Ryan Bierce is in Helen Hayes Rehab Hospital and we should all continue to send prayers and cards. Their home address is 66 Vail's Lake Shore Drive.
4. John Hillner of 1 Vail's Lake Shore Drive spoke about the rules regarding the FOR RENT signs. Mr. Hillner was asked to take down the For Rent sign that was displayed in front of his house. His business is one that fluctuates. Everyone is suffering due to the economy. He wants to rent his house; he does not want to sell it. He is working with the assets that he has to manage things. Over the years, he has utilized For Rent signs numerous times. He stated that in the 27 years he has been here, that rule has not been enforced. All of the interest he has received has been from the signs. He stated that it is the people who drive by who are the people who are calling. If he does rent his house, the Grove benefits, as the Grove receives 10 percent of the monthly rent from the owner of the house. It behooves all of us to have these signs put back up.

5. Jim Cull, a resident of Vail's Grove and owner of a Real Estate company, stated that the economic situation is very difficult. Mr. Cull believes that the rules should be applied fairly to everyone, not individual cases asking for exceptions. Mr. Cull asked what the present policy is re: Rental signs vs. Sale signs. Mr. Cull does not see the difference between the two situations.
6. Patti Skolnick of 26 Locust wants to discuss the possibility of the Flip Tax issue. Chairperson Waltzer said we would not be discussing this issue until Frank Cassidy makes his report later in the agenda and there is not presently a proposed flip tax for Vail's Grove.
7. Mr. Gregory of 18 Vail's Lake Shore Drive wants to know what the purpose is for the microphones on the Board table. It was explained to him that the main purpose is for the microphones to feed into the tape recording for the transmissions of the minutes. Cindy Battreall explained that the main purpose is indeed for the Office Secretary to be able to get the minutes from the tape recorder. It was also explained that the microphones could be used for coverage to the audience but that Board members would need to be careful so as not to pull the wires out. Mr. Gregory thinks the system needs to be changed and that the system is a bit frail. Mr. Gregory asked for those issues to be rectified because he cannot hear the Board members. Ms. Waltzer said we would see what we could do to make Board discussions more audible for everyone.

#### **COMMITTEE REPORTS:**

Chairperson Waltzer reported that a new Yoga instructor has requested to use the Pavilion on a weekly basis, as Basil Jones will no longer be offering Yoga. Jim Andes will address this issue when he reports on the Pavilion. In addition, a shareholder had requested use of the Pavilion for a monthly Poker night, with no money involved. This will also be discussed under the Pavilion report.

#### **CHAIRPERSON:**

Ms. Waltzer reminded everyone that we recently had Neighborhood Watch meeting, which was well attended. Ms. Waltzer stated that the Board needs to vote if we want to be a "Neighborhood Watch" organization and that we would order signs to be put up around the community, informing people that we are a Neighborhood Watch Community. Jim Andes made a motion that we be a "Neighborhood Watch" Community with signs to be selected and determined. Sue Enos seconded the motion. In favor: Ellen Mytych, Jim Andes, Mary Rubini, Sue Enos, and Frank Cassidy. Opposed: Rob Norcross, Tom Duffy, Victoria Desidero and Sharon Scott. Abstained: Joan Myers. Motion passed. Ronnie asked for Board members to please stop by the office sooner rather than later to see the signs we are interested in ordering and then we will decide where they will be displayed.

#### **VICE-CHAIRPERSON:**

Tom Duffy reported that in the Executive session the Board discussed financial matters and the Board also discussed the first draft of the revised Rules and Regulations. The Boat Ramp key distribution was discussed as well. Mr. Duffy congratulated our new President Obama and wished him luck and "God Bless Him."

#### **SECRETARY:**

Victoria Desidero stated that everyone should have received the new Vail's Voice by now, and hopes they are enjoying it. It is in a new format. The new format will save us on paper and postage. Victoria announced that there is a new Real Estate page on the Web site and thanks Jim Cull for his contributions to the site. Victoria suggested that if people are trying to sell or rent their homes, they should supply the office with information for us to put on the Web site. She has submitted new key words to the major search engines that will help people find these homes on our Web site. We also have a Bulletin Board on the Web site that people could utilize to sell or give away items.

**TREASURER:**

Ellen Mytych reported that at the present time, there are no stockholders who are two quarters in arrears.

**AESTHETICIS:**

No Report

**BOAT RAMP/NORTH END STORAGE:**

Victoria Desidero brought to the Board a recommendation regarding changes to the Rules and Regulations for use of the Boat Ramp. Ronnie reported that in the Executive Session Victoria presented the recommendations of the Boat Ramp Committee. Ronnie explained that the Committee recommends having five keys available to Committee members who must be stockholders in good standing and they will state in writing that they if lose a key, they will be financially responsible for replacing the lock and all of the keys (a total of nine). These Key holders also agreed that they would maintain a log of who is going in and out of the Boat Ramp. The Chair of the Committee, Victoria Desidero, recommends that there be two keys available in addition to the ones held by Jay Moore, Cindy Battreall, one Board member and one emergency key person.

Joan Myers made a motion to go along with the Committee recommendation of having five keys available to the Committee members in addition to the ones already in use. Rob Norcross seconded. Tom Duffy wanted it to be clear that there would be five keys in addition to the ones held by Cindy Battreall, Jay Moore, a Board member and an emergency key person. Victoria Desidero stated that the reason she is not in favor of five keys is that this is a new rule and it would be fair to consider starting with two additional keys and see how that works. This would meet the goals that the Committee was asked to obtain. The Committee would be able to move the keys around so that different people would have the responsibility, and not just certain Board members. Tom Duffy asked who would be financially responsible for the loss of the keys. Victoria stated that whoever loses the key would be responsible for the cost of replacing all keys and the lock. Joan Myers stated that if you form a Committee and they have presented recommendations, you should go with the recommendation.

In favor: Sue Enos, Frank Cassidy, Joan Myers, Rob Norcross, and Jim Andes. Opposed: Tom Duffy, Mary Rubini, Victoria Desidero, Ellen Mytych and Sharon Scott. Ronnie Waltzer, Chairperson, broke the tie with a vote in favor of five keys to be distributed to Committee members in good standing and to sign that they will be financially responsible for lost keys and will keep a log. Motion passed. Victoria Desidero asked that someone else re-write the Rule for Board approval.

Chairperson Waltzer went back to the issue of the Sign Rule. The first draft for the revision of the Rules and Regulations has been completed. The revisions need to be reviewed by the Board. This is not a task that the Board will take lightly. For now, the Board has decided to keep the sign rule as is, until these rules are finalized. The Board will work expeditiously even if it takes a special meeting of the Board to do so. Ronnie stated that people do come to the office to ask about listings and that the office does not have any of the listings and that the Pennysaver has not had any of the listings in it in the past weeks. Homeowners can post at the mailboxes, in the office, on the Web site. Jim Cull asked for clarification on the Rule. Presently the rule is that there will be no rental signs, but For Sale signs are allowed. John Hillner stated that this is very unfair and he is using every resource available to try to rent his house.

**BUILDINGS & GROUNDS:**

No report.

**PUMPHOUSE:**

Jack Waltzer sent a report stating that there will be some expensive repairs on a generator in the Pumphouse.

**REAL ESTATE:**

No Report

**MEMBERSHIP:**

No Report

**FLIP TAX:**

Frank Cassidy stated that a great meeting was held last night. After lengthy discussion, it was decided that due to the current economic times, there would not be any further investigation of a Flip Tax. The Committee did make a suggestion that we explore other possible options to raise funds for capital improvements. Ronnie explained that the Long-Range Planning Committee is to find what the possible infrastructure projects will be in the upcoming future. Victoria stated that perhaps the two Committees, the Long Range Planning Committee and the Committee to raise money over the next few years, should be working together. Ellen Mytych stated that that would be a great help to her in the future for financial planning. It was discussed that the Long Range Planning should be more pro-active in the immediate future investigating possible costs over the next few years regarding repairs. Tom Duffy stated that we might need money to replace the pipes prior to the new sewer pipes being installed. Ronnie will ask the present Chair of that Committee if he is interested in still being the Chair.

**SUNSHINE:**

Sue Enos read a thank-you note from Catherine Morris for her welcome basket.

**BEACH:**

No Report

**WWTP:**

Tom Duffy stated that there would be a meeting on Tuesday, Feb 3 at 11 with the two town supervisors and the Committees from around the lake and Sarah Cwikla from Stearns & Wheler. Tom reported that we still have not received approximately 50 Grinder Pump maps and that Stearns & Wheler picked up the ones we did receive.

**PUBLIC SAFETY:**

No Report

**RECREATION:**

Mary Rubini reported that the Grove had a very nice Christmas party and thanked Fred Witte, Jay Moore and Cindy Battreall for all their help. Mary stated that on Sunday, Feb. 8 from 2 to 4, there would be a Valentine's Day Party. If the weather is right, there will be ice-skating.

**PAVILION:**

Jim Andes stated that Anthony D'Amica from one of our vendors, D'Amica Electric, would like to rent the Pavilion for \$800 but wants to know if he can rent it without a sponsor. Discussion was held about the difference between having a sponsor and a person renting the Pavilion without a sponsor. It was mentioned that we had once before rented the Pavilion to someone who did work for the Grove without a sponsor. Jim Andes made a motion to rent the Pavilion to D'Amica without a sponsor, as long as Claire Navin, our Insurance Chairperson, agrees. Victoria Desidero seconded. In favor: Tom Duffy, Jim Andes, Sue Enos, Frank Cassidy, and Victoria Desidero. Opposed: Sharon Scott, Joan Myers, Rob

Norcross, Ellen Mytych, and Mary Rubini. Due to a tie, Ronnie Waltzer, Chairperson, voted No. The motion was denied. Cindy will ask Mr. D'Amica to get a sponsor.

Jim presented a letter from a stockholder requesting the use of the Pavilion for a monthly, weekly, or bi-weekly Poker night for stockholders to get together and socialize. No money would change hands. Jim Andes made a motion to pass this issue to Mary Rubini, Chair of the Recreation Committee. Sharon Scott seconded. All in favor. Motion passed.

Jim Andes presented a letter from Dr. Anne Brandon, who would like to hold Yoga classes at the Pavilion, as Basil Jones will no longer be doing so. Mary Rubini made a motion to replace Basil Jones with Anne Brandon. Victoria Desidero seconded. All in favor. Motion passed. Cindy will send a letter to Anne Brandon asking for Insurance certificate, informing that she must charge the same fee as Bail, which is \$10 per class, and that the class will be open to anyone who lives in Vail's Grove and their guests.

Jim Andes made a motion to accept an application from Kingsley's Market to rent the Pavilion on February 28th for \$800 for his annual game dinner. Jim Keirnan is sponsoring this rental. Sue Enos seconded. All in favor. Motion passed.

**LEGAL:**

Mary Rubini reported that the two issues she was dealing with regarding collections are settled. The membership Committee and Mary will be meeting to work on the procedures to add or delete names from the Proprietary leases. Mary will meet with Tom Duffy to discuss changes to the Contract of Sale for the land for the Sewer District.

**INSURANCE:**

No Report

**OMBUDSMAN:**

No Report

Victoria Desidero and Cindy Battreal will attempt to produce a document that shows the revisions to the Rules and Regulations with tracked changes and e-mail the document to the Board for easier review. If any Board member needs a hard copy, the office will get them one. The Board will meet to discuss the Rules and Regulations to try to get the revisions finalized as soon as possible.

Joan Myers made a motion to adjourn. Meeting adjourned at 10:00 pm.