

**VAIL'S GROVE COOPERATIVE, INC**

**BOARD OF DIRECTOR'S MEETING**

**July 16, 2015**

**CALL TO ORDER:**

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

**ATTENDANCE:**

Ms. Battreall took attendance:

Present: Mr. Andrews, Mr. Duffy, Mr. Janecek, Mr. McGuinness, Ms. McHale, Ms. Myers, Ms. Natiello, Mr. Ryan, Mr. Norcross, , Mr. Rubini and Ms. Waltzer. Absent: Mr. Cassidy and Mr. O'Toole.

Mr. Ryan asked all in attendance for a moment of silence in memory the Marines killed

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to approve the minutes of the June 2015 meeting. Mr. McGuinness seconded. Mr. Janecek gave Ms. Battreall some wording to add to a portion of the minutes. Vote taken. All in favor. Minutes approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

None

**COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

None

**COMMITTEE REPORTS**

**CHAIRPERSON:**

Mr. Ryan reminded residents of the Town of Southeast that they are serviced for garbage by AAA Carting. AAA states that they are only required to pick up four bags each time. They will no longer pick up additional bags. Also, Mr. Ryan reminded residents to be cautious of children on bicycles and scooters when driving through the Grove.

**VICE-CHAIRPERSON:**

No Report

**VICE-PRESIDENT:**

No report

**SECRETARY:**

Ms. Battreall read the following:

Mr. Tranchida came into the office and we discussed that he would pay an extra \$100 per month to make up the past 10% rental money the Grove gets from a landlord. The office also informed him that if it is not paid in full by the next time he wants to rent/renew, he will not receive Board approval. His tenant also came in to introduce himself and sign necessary papers.

The office received a list from Susan Callahan as to who is living in the house she rents from Mr. Sferlazza. She stated that no one other than immediate family members live there.

The office has been very paper busy with sales, rentals, re-finances, real estate issues, etc. The office will be sending out notice of available Board openings next week.

Third quarter invoices and Vail's Voice went out on July 1<sup>st</sup>. Office will be closed for vacation August 22-29<sup>th</sup>.

Enclosed in this packet are the numbers we spent for snow removal and sand/salt for last snow year.

**TREASURER:/FINANCE:**

No report

**ETHICS:**

No report

**BUILDINGS & GROUNDS:**

Mr. Moore reported the following:

Some tree work was done around the coop, mainly at ramp 2.

Generator was repaired by Kinsley's Power.

Well pump 3 was replaced due to a motor gone bad. Pump was under warranty.

Water leak was found on Orchard Road. Excavation was done by Butler Excavating and pipes were repaired by Keene Plumbing. 2 service lines were found to be leaking. New Lines were installed and also 80 feet of the main was replaced while the pipes were exposed.

Some drain work was done between 27 and 29 Orchard with more work expected.

Snowplow contracts have been given to 5 different contractors and we hope to have some preliminary numbers for the July meeting. These numbers will be based on the contractor supplying all labor material (salt) for the job.

Mr. Moore then reported on the bids that did come in. Ms. Waltzer made a motion to hire Empire State for the 2015/2016 snow season at the cost of \$30,000. The contractor will supply the salt. Ms. Myers seconded. All in favor. Motion approved.

Mr. Janecek then brought up the issue of the ice problem each year by the Gunnison house. Ms. Waltzer and Mr. Moore discussed that putting in a swale might possibly alleviate the problem.

The issue of the ice run-off by Marilyn Ford's house was discussed. Also possibly will try to dig swale and add some black-top to try to alleviate this problem. This work would be done in-house.

Ms. Waltzer made a motion to switch Vail's Grove energy supplier to Viridian. Ms. Myers seconded. Vote taken. All opposed.

#### **AD HOC TAX COMMITTEE:**

No Report

#### **REAL ESTATE:**

Mr. Duffy made a motion to approve Mike Walsh application to install a post and rail fence, 52 feet from house to road, 3.5 feet high. Neighbor letters were sent with no comments. Ms. McHale seconded. All in favor. Motion approved.

Mr. Duffy then made a motion to approve request from Steve Roberts of 21 Vail's Lake Shore Drive to increase the grade of his land 6" on the north and 12-15" on the south. Drainage will be installed so there is no run-off to his neighbor's property. This will be done per plans and drainage diagram. Ms. Myers seconded. All in favor. Motion approved.

#### **OMBUDSMAN**

Ms. Myers reported that she has been working with a Stockholder to try to get him to bring his account up to date, so that the Grove did not need to take serious legal action. This stockholder is now paid in full. Ms. Myers will now speak to the Stockholder about "cleaning" the front of his home.

#### **INSURANCE:**

No Report

#### **SUNSHINE:**

Ms. McGuinness read the following from Sue Enos:

Best wishes are sent to Jack Keiley and Mary Rubini for speedy recoveries.

**MEMBERSHIP:**

Ms. Natiello made a motion to approval the rental of 1 Vail's Lake Shore Drive from Hillner to Kim Levitt from August 2015 through July 2016. Ms. McHale seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve the addition of Sam Ahmed to his wife's stock/lease. All vetting has occurred. Ms. Myers seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approval the rental renewal from September 2015 until June 2016 from Ed McCarthy to Melissa Sarno. Ms. McHale seconded. All in favor. Motion approved. Mr. Duffy then made a motion to waive the vetting of Ms. Sarnos father who will be living in the house. Ms. Waltzer seconded. Ms. Rubini and Ms. Myers abstained. All others in favor. Motion approved.

**BOATS RAMP/NORTH END:**

Mr. McGuinness reported the following:

Jay and I are working on getting pricing for a new gate. We are also trying to figure out the most cost effective way to level out the road to North End Storage without having to go to outside vendors.

Mr. Moore got prices and reported a price of \$3200 for a new Boat Ramp gate. We will try for more prices. We also looking into the cost of camera for the boat ramp

**PUBLIC HEALTH/PUMPHOUSE:**

No Report

**PAVILION RENTAL:**

Ms. Myers made a motion for the rental of the Pavilion by Helen Vail for August 22. Ms. McHale seconded. All in favor. Motion approved.

**LONG RANGE PLANNING:**

No Report

**PLEC:**

No report

**RULES AND REGULATIONS:**

No Report

**AESTHETICS:**

No Report

**RECREATION:**

The first Movie in the Field was a big success. The electricity went off as the movie ended. The July 4<sup>th</sup> Parade on July 5<sup>th</sup> went very well. More people participating and festivities thereafter went very well. Look for the schedule of more movies and beach parties.

**BEACH:**

The beach is open and having some great attendance. The sand has been washing away with each storm. Please be patient as we have additional sand deliveries. The rentals are going well. Reminders: NO GLASS at the beach. You and your guests should use cans and pour your beverages into plastic cups. We have had one minor incident with broken glass and do not want another one. The small can is for charcoal embers only, no litter.

Mr. Janecek requested that the lifeguards do more raking. Ms. Waltzer asked for the lifeguards to have the life-saving floats with them whether they are sitting on the dock or on the beach.

**NEW BUSINESS:**

Ms. Myers stated that the Grove looks great this year regarding the flowers.

Ms. Rubini reported that her daughter and other children sold artwork in front of Helen Vail's house and made \$50. They will be donating that to Friends of Karen.

**Meeting adjourned at 8:58.p.m.**