

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

**JUNE 20, 2007**

**CALL TO ORDER:**

President Tom Duffy called the meeting to at 7:40 pm.

**ATTENDANCE:**

Present: Tom Duffy, R. Waltzer, M. Flannery, E. Mytych, J. Andes, B. Gregory, F. Witte, R. Harting, J. Lee, P. Boyle, M. Rubini, C. McGuinness.

Absent: S. Scott

**MINUTES:**

John Lee brought up the issue about time line for septic inspections which had been omitted in the transcription of the minutes.

John Lee made motion for minutes to be accepted as amended with changes. Ray Harting seconded. Claudia McGuinness and Mary Rubini abstained. All others in favor.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

1. James Collins informed the Board that he would be the Grand Marshal of the July 4<sup>th</sup> parade.
2. John Keily of 5 Vail's Lake Shore Drive spoke about the water pipe problem and ditch at his house. Mr. Keily's letter will be forwarded to Bob Peyton – Maintenance, for his attention to this matter.

**COMMUNICATIONS NOT INCLUDED IN THIS REPORT:**

The Board received a letter from Kay Petroff requesting an extension to the Public Dock at Ramp 3. Tom will check to see about adding the docks that were removed from the Beach to the dock at Ramp 3.

**COMMITTEE REPORTS:**

**CHAIRPERSON & PRESIDENT:**

Tom Duffy combined the two reports. In the Executive Session, it was decided to send out 10 letters to shareholders who are behind in their quarterly payments.

Ray Harting made a motion that a Stockholder who has not paid taxes to Town of North Salem does so by June 25<sup>th</sup> or we will send the matter to Legal. John Lee seconded. All in favor. Motion passed.

**SECRETARY:**

No Report

**TREASURER:**

No report

**MAINTENANCE:**

Cindy read the report from Maintenance. Thank you to Chris Murphy and Fran Tolan for help with maintenance this past month. Damaged docks were pull pulled out at beach; flower beds with stone borders were built at Ramp 4 and behind the 6-car garage; a flower bed border was made at the tennis courts, many new flowers were planted; ramp 2 was re-graded; the truck was inspected.

**WWTP:**

Peggy Boyle reported on the progress since the last Board meeting. The IMA has been finalized and signed. Having our presence at these meetings help in the process. Hahn Engineering asked that Mr. Gillen provide a representative for a meeting with NYCDEP, Hahn and the members of the Board's Executive Committee on May 29<sup>th</sup> regarding the offer of his property. There were a number of questions and inconsistencies from the information that Gillen provided us that needed to be clarified in order to adequately consider the Gillen Property. Mr. Gillen did not provide a representative or even get back to us by phone and therefore these issues could not be discussed. Hahn copied us into the e-mail he sent to Mr. Gillen and also sent us a detailed letter specifying the concerns he had with the property, all of which could not be worked out due to Mr. Gillen's not responding. These correspondences are on file at the office. The Executive Board decided that we have done our part in pursuing Mr. Gillen's offer, so at this time we are only pursuing the property at Vail's Grove, which is further north than we originally thought. Peggy also reported that Sy Globerman is not running for office this year and that we must finish the map plan and report before his term ends since he has so much experience with this initiative. The map, plan and report will be given to the State so that a sewer district can be formed. We will fight to keep the costs down as much as possible. Mr. Hahn will proceed with the preliminary appraisal without a survey at this time. A survey with specific metes and bounds will occur after the sewer district is formed. After the towns have their appraisal, we will then consider an appraisal ourselves. The WWTP site and road

leading to it will be appraised. The application for EFC Municipal Bonds is due by August 11, which is why we are moving so quickly. The sooner the district is formed, the more we can push for more money to keep the cost per household down.

The road will be approximately 30 feet wide, 600-700 feet long, and the site of the plant would approximately be 250 x 250 feet.

Ronnie Waltzer commended Peggy Boyle for her very hard work.

### **BEACH:**

Claudia McGuinness reported that the beach opened on Memorial Day weekend. She also reported that a young girl cut her foot on a sharp edge of the dock and received stitches. The dock was removed from the beach. The Board received a letter from the mother of the injured girl.

A weed-cutting rake was purchased and Jay Moore has been cutting weeds in the swim area. The first aid kit has been replenished with new supplies. Claudia has spoken to the lifeguards regarding their placement when people are at the beach. If there are more than 3 bathers in the water, there needs to be a lifeguard on dock and one lifeguard on the beach. All of the lifeguards have been re-certified. There will be no fishing on the docks at beach while beach is open. We will ask Maintenance to get a sign "No Fishing".

Claudia and Jay presented information regarding new docks. Claudia made an incident report template for situations/accidents. Mr. Gregory reviewed the form and will check it with Mr. Becker.

Claudia presented different docks for consideration, but recommended the EZ Dock. They are plastic, have smooth edges and are easily are put together. Claudia McGuinness made a motion to buy replacement docks at a cost not to exceed \$9550.00. Ronnie Waltzer seconded. All in favor. Motion passed.

New bulletin board placed at Beach area.

**MEMBERSHIP:**

Ellen Mytych gave a follow-up report that Mr. Hillner's prospective tenants had a successful interview.

Ellen made a motion to approve Vito Errico to purchase 3 Vail's Lake Shore Drive from Kristen Piccione. Fred Witte seconded. Motion was passed pursuant to a successful interview. John Lee does not think that we should approve these purchases if buyers do not have everything required completed by motion time.

Claudia McGuinness seconded Ellen's motion. Mary Rubini and Jim Andes abstained from vote. All others in favor, pursuant to a successful interview.

**INSURANCE:**

Bob Gregory reported that Health insurance is in order for employees. All insurance issues are in order. Oil Tank renewal policies are coming in.

**COMMUNITY LIAISON:**

Margaret Flannery reported that Pegasus has received approval. The owners say that they will filter the run-off. We have done initial base line testing for bacteria levels and will compare future samples with these.

Cell Tower was approved at the Planning Board meeting on June 11<sup>th</sup>.

**PUBLIC SAFETY:**

Margaret Flannery reported on Protection One-CCTV system to place cameras at playground, parking area, Pavilion and deck area and beach area. The price is \$11,990 initially for installation, \$346.00 monthly. Leasing the system would enable us to get upgrades when available. Margaret Flannery would like to set up a meeting to present this to Board.

Margaret also wants to place motion detector lights at the North End.

Tom Duffy discussed how much money we have spent on security officers on the weekends. Margaret Flannery said that we pay \$30 an hour, 2 people, 6 hours, each night on the weekends. Tom suggests that one person a night with good telephone service is all that we need. If there is a problem, the security officer can call 911. Margaret suggests that shareholders not call 911 if there is an incident. Stockholders should call our security officers instead or the Sheriff's department if necessary.

Margaret reported that on May 27<sup>th</sup>, there was an incident involving some young boys climbing over a fence into Pietsches and onto a house roof. Margaret will write a letter to one of the young men's mothers, who live here at the Grove, regarding the situation and warning for the future. She will also inform the mother that the young man's friend is not welcome here at the Grove. In addition, a letter will go to the parents of the other young man, who does not live at the Grove.

It was mentioned that the paid security officers carry guns on our premises. Ronnie Waltzer does not want guns on the property and made a motion for the paid security officers "not" to carry their guns in the Grove. Discussion followed. Ellen Mytych seconded. Voted in favor: Jim Andes, Ronnie Waltzer, Mary Rubini, Claudia McGuinness, and Ellen Mytych.

A mailing went out today with a letter and map regarding public parking areas for July 4<sup>th</sup> and for anytime people have guests.

Opposed: Fred Witte, Margaret Flannery, Ray Harting, John Lee, Bob Gregory. Peggy Boyle abstained. Tie vote – Tom Duffy had voted in favor of the motion. Motion passed. Security Guards will not carry guns from here on.

#### **RECREATION:**

Mary Rubini reported that the 4<sup>th</sup> of July parade would once again have James Collins as the Grand Marshal.

#### **COMMUNITY/SOCIAL:**

Fred Witte reported that the Covered Dish dinner was very nice although there was not a large turnout. (About 40-50 people) He would like for more people to have attended and encouraged board member support at functions. Fred also proposes a Family Picnic on July 14<sup>th</sup>. Fred would like people to volunteer.

#### **PUBLIC HEALTH:**

Ronnie Waltzer reported for Jack Waltzer that the pumps are working fine and water usage is normal.

#### **PAVILION:**

Jim Andes would like to set a curfew here at the Grove. Margaret would like to work with the parents first before we set this. Jim made motion to set a curfew of 9:00 pm on Friday and Saturday night if you are under 21 years of age. Jim then withdrew the motion.

Jim Andes made motion to accept application for Pavilion Rental by Kathleen Walsh Casano for June 30<sup>th</sup>. Mrs. Casano is not a stockholder and Mr. Gregory

said he would sponsor it because Mike Walsh, who is a stockholder, is who the party is for. Ray Harting seconded. All in Favor.

**SUNSHINE:**

On behalf of Sue Enos, Cindy reported on thank you notes received from stockholders for Sunshine sent to them.

**LEGAL:**

No report

**WATER LINE:**

No Report

**REAL ESTATE:**

Tom Duffy spoke of an application from Mr. and Mrs. Goff asking for a Temporary Lattice/Trellis/Fence. John Lee made a motion for the Board to give permission as long as it is not higher than 48” measured from the ground and that Mr. and Mrs. Goff must comply within 10 days or they will be fined \$100 plus \$25 for each day it is not corrected and the violation will be quoted in the letter. Ray Harting seconded. Mr. Gregory and Mary Rubini abstained. All others in favor. Motion passed.

John Lee asked for Mr. Cucurrolo to receive a letter giving him 10 days for his car registration to be brought up to date or he will be fined per Rule 4.

John Lee made motion that if our designated sanitarian has inspected a septic within a 24-month period, that the report is acceptable and the inspection does not need to be completed again prior to a house sale. Ronnie Waltzer seconded. Margaret Flannery and Claudia McGuinness abstained. All others in favor. Motion passed.

This item will be placed in Vail’s Voice.

Meeting adjourned at 11:20 pm