

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

June 16, 2016

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 7:58 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Mr. Duffy took attendance. All present.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the April meeting. Mr. O'Toole seconded. Ms. Waltzer abstained. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. Jack Waltzer spoke about the planned Memorial, which was requested to be looked into by Former Chairperson Dennis Ryan, for all present and past members of the armed forces who have or do live in the Grove. He stated that Marie Duffy designed a very attractive stone, a triangle stone with side bases coming down. The committee thought it should be made of stone with the names etched, with room for more names if needed. Mr. Waltzer said the committee feels it should be at the flagpole. The estimate would be between \$7500-10,000. Mr. Waltzer said he thought it was the Boards intention to go ahead with it. Mr. Waltzer thanked Ms. Salerno, Ms. Duffy, Mr. Mullins, Ms. Rubini and Mr. Navin for their help. Mr. Waltzer stated that for budgeting purposes, perhaps this project could be completed by July of 2017.

Ms. Myers stated that this is a lot of money and maybe there should be a fundraiser for this. She said that maybe funds could be raised over the next year. Ms. Salerno stated that a donation bucket is ready for July 4th. Ms. Salerno suggested that 50/50's could be done and over the next months we could put a dent into the amount the Board wants to spend on this. Ms. Myers said that perhaps the Coop budget could match whatever is raised.

Ms. Battreall had the following suggestion: That the Committee writes a letter and we mail to all homeowners, on nice stationery, with personal notes on the letters. There are people here in the Grove that might be able to and want to donate a large amount and that this project would be grateful for any amount donated. She suggests that the Committee writes the letter, get the stationery and write the personal notes and the office will mail out to community. Ms. Myers likes that mailing suggestion. All names of donors will be acknowledged, unless they don't want to be acknowledged. A thermometer could be put up so we can all see how much money is being raised. This could be done in conjunction with other fundraisers. Ms. Battreall also

suggested some small focus groups as well. Mr. McGuinness suggested some written material to be handed out on July 4th as it is hard to hear at the ceremony.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

A letter was received from the Vails' Grove Softball team explaining that they have created a strong community event that many residents have enjoyed and as such, they are requesting some financial help to make the games more enjoyable. They have asked for 5 bags of Turface Athletics material, which would make the field smoother, to make the field better and also for some balls. The total would be about \$300. Ms. Rubini made a motion to give the softball team \$300. Ms. Myers seconded. Discussion was had about the team using the money on water in the past and that the office would be sure that that does not happen. Ms. Salerno suggests that we purchase the product and give to the team. Ms. Myers suggested that there should be some fundraising. Mr. Moore said the field condition is not good. Vote taken: FOR: Ms. Natiello and Ms. Waltzer. Against: Ms. Salerno, Mr. Janecek, Mr. O'Toole, Mr. McGuinness, Ms. Rubini, Mr. Duffy, Ms. Myers and Mr. Andrews. Motion denied.

Ms. Salerno made a motion to put softball under the Recreation Committee and that the Recreation committee will give them the money for the turf for the field, but not the softballs. Mr. O'Toole seconds. For: All in favor except Mr. Janecek who is against. Motion approved. Any requests from Softball team will now go through Recreation Committee.

COMMITTEE REPORTS

CHAIRPERSON:

No report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

SECRETARY:

The office has been very busy with paperwork. The AWQR for year 2015 has been completed. We have 4 closings in the works. As soon as the Annual Meeting is held, and hopefully the Rules are finished, we will be printing a new Directory with all new information about the Board members. The office would like to have this ready to be sent out with the October billing. This year, there will be 6 vacant seats on the Board.

Expired terms:
Dennis Ryan (resigned)
Frank Cassidy
Pat McGuinness
Adeline Natiello
Tim O'Toole

In addition, Rob Norcross has resigned as he is moving across the lake. Mr. Norcross' term was not due to expire until 2017. At this time, we can assign an interested party to serve out this term until 2017, or, if we do have 6 people running, we can ask for a volunteer to take the one year term. Otherwise, the numbers of 5, 4, and 4 will not be correct. If there is no volunteer, we would need to count the ballots and whoever gets the least votes would get the one year term. Please, present Board members, start thinking if you are running again and everyone please think of other stockholders who would be good additions to the Board. This information will be sent out to community in July.

Also, this year the Annual Meeting will be on Saturday, September 10th, not on Sunday.

We received a thank you note from the North Salem Volunteer Ambulance Corp for our support once again this year at their annual dinner.

The office is trying very hard to have the present key holders for the Boat Ramp/North End storage to be vigilant as to who they give keys to. We are seeing non-resident boats appearing at the North End. One thought is to re-key and re-issue the keys to the North End as that seems to be an issue.

It is recommended that after heavy rains, folks do not swim as the bacteria in the lake moves around.

The office would like to congratulate the O'Toole family on Kelly O'Toole winning First Place in the Somers Holocaust Memorial Commission Yom Hashoah project. (See attached) Kelly O'Toole will be coordinating the Blood Drive and the date is now changed to July 25th.

Due to the fact that we did not have a meeting last month due to lack of quorum, Mr. Duffy made the following motion:

To approve the following as we did an e-mail vote:

Approval of sale of Norcross to McPartland at 33 Orchard Road. Ms. Salerno seconded.

Approval of Equity loan application from Natalie Longo.

Approval of replacement shed on Myers property at 59 Vail's Lake Shore Drive. Ms. Rubini abstained from the first two and Ms. Myers abstained from the second. All others in favor to all.

Mr. Duffy made a motion to accept the resignation of Rob Norcross. Ms. Myers seconded. All in favor. Motion approved. Ms. Myers stated that Mr. Norcross did a fantastic job as Buildings and Grounds Chair. There was a round of applause by all.

Mr. Duffy made a motion to set July 31 as the date that Stockholders need to be “in good standing” in order to run for office or sign any petitions, or to vote on the ballots. Ms. Waltzer seconded. All in favor.

Ms. Battreall will e-mail the Board regarding a date for the August meeting and that we need 7 for a quorum.

Ms. Myers said that one of our Stockholders, Joe DiMauro Jr. was one of the Assistant Coaches of the North Salem Varsity Boys Baseball team who won the State Championship this year. This will also be put in the next Vail’s Voice.

TREASURER/FINANCE:

Mr. O’Toole made a motion to send two Stockholders to legal for collections to begin. Ms. Salerno seconded. Ms. Rubini abstained.

All others in favor. Motion approved.

Mr. O’Toole then stated that we had a presentation from M&T Bank in the Executive session to hear different possibilities about investing our money. More discussion will happen in future.

Also, M&T Bank reported in Executive that due to Ms. Battrealls assistance and help, M&T has now approved Vail’s Grove for mortgages, re-financing, etc.

ETHICS:

No report

BUILDINGS & GROUNDS:

Mr. Moore read the following report:

He thanked Rob Norcross as B&G Chair.

Flowers around the pavilion and around the coop have been planted. The gardens are being weeded and cleaned. The Beach sand was turned and more sand was added and spread with help from our lifeguards. Water main leak on Ramp 1 was excavated by Butler Excavation and pipe repairs were made by All Star Plumbing. The North End brush pile was about 75% removed in one full day. Blacktopping was done today to repair where the water leaks were.

Mr. Moore discussed possible new pipes on Vail’s Lake Shore Drive as we keep getting water leaks. The last time we did a major pipe replacement, it was done by Landscape Unlimited and that was a portion on Vail’s Lake Shore Drive. This would be very expensive. Mr. O’Toole made a motion to table this discussion until Executive Session. Ms. Myers seconded. All in favor. Motion approved.

Ms. Salerno complimented our Lawn Contractor for doing a wonderful job. She also has a concern about a white car parked on the grass and now the lawn mowers cannot mow there and a stockholders car should not be parked there. A letter will be sent to the O'Loughlin asking them not to park there.

REAL ESTATE:

Mr. Duffy motions that Hank Myers will be replacing the present fence he has from Vail's Lake Shore Drive down to the lake. No letter has been sent as this is a replacement. He will also be installing two gates at the Vails Lake Shore side of the fence to keep his dogs on the property. Ms. Myers seconded. All in favor. Motion approved.

SUNSHINE:

Ms. Enos sent the following:

Best wishes are sent to Patti Tompkins, Jack Waltzer and Maria Goff. Condolences to Charles Howe and family on the passing of his father and three months ago, his mother. Congratulations to Karen and Dave Bruen on the birth of Mila Charlotte, born to Mike and Maura Kneeland, also Roman, born to Kristina and Zach Kameron. We received thank you notes from Juliann Salerno, Fred Witte Family, Mary Larkin and Dennis Ryan.

MEMBERSHIP:

Mr. Andrews made a motion to approve the sale application from Daniel Paesano and Emily Mackenzie from Freddie Mac, 19 Orchard Road. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Natiello made a motion to approve the Sale application from Steve Mullen from Vince and Kerry Tolve at 4 Bass Lane. Mr. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Natiello made a motion to approve the lease renewal from Yvonne and David Corby to rent 83 VLSD from Karen Bruen for another year. Ms. Myers seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve the rental renewal of Susan Callahan from Steve Sferlezza at 17 VLSD on a month to month basis up to one year, as this rental will not be for the entire year. Ms. Myers seconded. All in favor. Motion approved.

Ms. Battreall stated that it has come to the attention of the office that someone lives at 63 VLSD who is not a Stockholder. A letter was sent to Ms. Terilli-Malkin stating that he needs to be vetted. The office has not heard from Ms. Terill-Malkin since she received the letter. Ms. Myers said that people have been here for 10-15 years and have never been vetted. Mr. Duffy said that we knew they were together but now it appears that he is living there. Ms. Myers said he has been living here for 20 years. Mr. Duffy said that everyone in this community has been vetted

and he should be as well. Ms. Myers said new people should be vetted but not someone who has been living here. Ms. Rubini stated that when someone new comes in, they are vetted. Then if someone comes to live with them, unless they are immediate family member or you get married, it's OK but all others need to be vetted. Mr. Andrews stated that every person who moves in here should be vetted as he and his wife were. Mr. Duffy made a motion to vet Chris Begley at Angela Terilli-Malkins house at 63 VLSD. Ms. Natiello seconded. Mr. McGuinness stated that if they are engaged, he should be vetted as engaged is not the same as married. He said if someone is living here who is not immediate family, they should be vetted. Again, Mr. Andrews said that he was vetted, why every person isn't being vetted. Ms. Battreall stated that when it comes to the attention of the office, she sends letters to people and they always give the proper paperwork to the office for vetting. Ms. Myers said that when the rule was changed regarding immediate family members, it would be going forward. Mr. Duffy stated that Ms. Terilli-Malkin is not here too much and that Mr. Begley is here most of the time.

In favor: Ms. Natiello, Mr. David Janecek, Mr. Duffy, Mr. Andrews, Mr. McGuinness. Against: Ms. Myers, Ms. Rubini. Abstained: Ms. Salerno, Mr. O'Toole, and Ms. Waltzer.

BOATS RAMP/NORTH END:

Mr. McGuinness reported the following:

Boat Ramp and North End storage was notified that a boat belonging to a non-resident of Vail's Grove was parked in the North End. The boat was removed within a day or two of discovery but it is still unknown how that person was able to get a key and gain access to the North End. So, moving forward, all boat key holders should have a sign out/sign in sheet that needs to be filled out prior to dispensing the key. This is the only incident that I am aware (this season anyway) regarding a non-resident vessel being parked at the North End. Once again, we request that all residents of Vail's Grove adhere strictly to the rules regarding the use of North End storage, the locking up of gates and the notification of any vessels that may be coming into Peach Lake. This is not only for the safety and security of the residents at Vail's Grove but for all surrounding communities on the lake. Thank you for your continued support and cooperation.

PUBLIC HEALTH/PUMPHOUSE:

The 2015 AWQR – Annual Water Quality Report has been completed and mailed to the proper authorities. Ms. Battreall thanks Kathleen Heuschkel for her help and dedication with the Pump house, testing, etc.

PAVILION:

Mr. McGuinness made a motion to approve application from Kelliane Hvisch of 49 VLSD for small room on August 6. Ms. Myers seconded. All in favor. Motion approved.

Mr. McGuinness made a motion to approve rental application from non-resident Julie O'Connor for the large room on June 26, 2016 for \$1000. Mr. Andrews seconded. All in favor. Motion approved.

OMBUDSMAN:

No Report

PLEC:

Everyone got the proposed rules from PLEC. Mr., Duffy said we will post 5 or 6 of these rules in our Vail's Voice. Mr. Duffy will give these five items to the office.

Mr. Duffy makes a motion for the Coop to donate \$2 per household to PLEC as we did last year – all the lake communities do this. Mr. O'Toole seconded. All in favor. Motion approved.

BEACH:

Mr. Cassidy read the following:

The beach is open for business. The Beach is open from 10 am – 7 pm, on Friday-Sunday. Starting June 27, the beach will be open every day. Thank you to Jay Moore and B&G for the great new lifeguard chairs. This will help the lifeguards greatly. Also for the new chairs for the guests at the beach. The beach was ready for our soft opening on Friday, May 27, 2016. We have a total of 5 lifeguards this year, with some part-time, certified stand-bys. The paddle boards, kayaks and paddle boats are ready for rental.

Ms. Waltzer stated that the lifeguards are doing a very great job this year. Ms. Rubini said the beach looks amazing.

RECREATION:

Welcome to the nicer weather. The recreation committee is very excited for the summer and we hope all our friends and neighbors are as well.

The first Trivia Night in May went very well. We had 5 different teams and loads of fun. We look forward to hosting another one over the summer.

The first movie night in the pavilion was held this past Friday and the movie Zootopia was shown. After a few minor glitches, and some help from those attending, the night was a success. There were snacks and popcorn and ice cream and pops for the low price of 50 cents which was a big hit.

We hope to have a few more movies over the summer, outside and in. Stay tuned for more information.

The July 4th parade will be held on Monday the 4th, if weather becomes an issue we will change the date but there will be a parade starting at the North End and finishing at the pavilion for some hot dogs, chips, and beverages. We will have a short ceremony at the Flag Pole to honor our country and our freedom. Please join us for this wonderful event. As a reminder, please have your kids decorate their bikes and wagons and help us make this year a special parade.

We are bringing back the concession night at the pavilion. One night a week, (TBD) we will open the pavilion for all to join in for some activities, and snacks and ice cream for purchase. We hope you will come down for a bit and meet your neighbors and maybe play a round of ping pong or even cards as we enjoy the lake and all its beauty from our great pavilion.

Stay tuned for information regarding a Bingo night and a Poker party some time during the summer. More information regarding these 2 events will be in the next Vail's Voice.

NEW BUSINESS:

Ms. Sheridan would like to have a "Plant Swap" here. This would be informal. Ms. Sheridan stated that you bring plants that you are not using anymore and then you can take plants that others have brought.

Ms. Sheridan is concerned and questioning the person living in the house next to her. Ms. Battreall responded that this person brought in documentation from the County of Putnam that they are Domestic Partners and therefore, it is fine. At this time, the office has nothing indicating that the house has been sold.

Ms. Sheridan is happy about the dog poop bags at the various spots in the Grove. She is wondering what has happened to the situation of the dog who lives behind her who keeps pooping and it's not being picked up. Ms. Sheridan said she has written about this dog for three years. A letter was sent last year and Ms. Myers, Ombudsman, said she spoke to Ellen Ward and the issue was taken care of. Now that it is happening again, Mr. Duffy made a motion to fine as this is not the first Warning. Mr. Andrews seconded. Fine will be imposed.

Ms. Sheridan then informed the Board that they are selling their house here at the Grove.

Meeting adjourned at 9:38 pm.