

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

March 16, 2016

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 8:00 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Mr. McGuinness made a motion to approve the February 2016 minutes. Mr. Andrews seconded. Mr. Cassidy, Ms. Salerno, Ms. Myers and Ms. Natiello abstained. All others in favor.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. Fischer of 50 Vails Lake Shore Drive spoke. He stated that during a storm a few weeks ago a limb from a tree fell and damaged his car. Part of the tree is still there and he is asking for the tree to be trimmed so that this doesn't happen again. Ms. Waltzer asked whose property the tree is on. Mr. Fischer stated it was the Groves. The Board will ask Mr. Norcross and Buildings & Grounds to look at the survey to access. In addition, Mr. Fischer asked why the school bus shed was boarded up. This will be discussed later in the meeting.

Mr. John O'Loughlin of One Vail Blvd. asked what the Board's decision was about rescinding the fine on his account from the alleged incident on July 4th. The Board informed Mr. O'Loughlin that due to receiving other information after the fine was assessed; the Board has rescinded the fine.

Mr. O'Loughlin asked the Board about the possibility of using part of his leased land for additional building. Mr. Duffy asked Mr. O'Loughlin to send a letter to the Board explaining what it is he would like and the Board will review.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Mr. Cassidy summarized a letter received from Lisa Weitzmann. Her dog was attacked and injured by another dog here at Vails. The other dog was on a leash but pulled away from the owner and bit her dog. The owners were very sorry and did pay for the medical care. Ms. Weitzmann asked for the rules to be changed as to what kind of dogs could be here at the Grove.

Ms. Myers stated that we should deal with this on a case by case basis and send a letter to the Larkins requiring the dog have a muzzle on whenever it is out of the house.

Mr. Janecek suggested that this was an issue for town or county animal control to handle, not Vail's Grove. It is imperative that dogs are leashed and held securely on the leash. This rule is in place for everyone's safety.

Ms. Salerno made a motion to send a letter requiring the dog have a muzzle when outside of home, even on the owners leased land. Ms. Waltzer seconded. Mr. Janecek opposed. All others in favor. Motion approved.

A letter was reviewed from Mrs. E. Brooking concerning the snow contractor cutting into her lawn. Mr. Moore will review and inform the office.

COMMITTEE REPORTS

CHAIRPERSON:

No report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

SECRETARY:

Ms. Waltzer read the following:

The office will no longer accept any Real Estate Applications that are not completed correctly. We ask that stockholders call the office if they have questions. All RE applications need to be submitted with a survey attached showing exactly what will be done and where it will be done according to all required setbacks per the rules and regulations 21 days in advance of the next Board meeting. In addition, an application check needs to be submitted as well. The application will not be forwarded to the Real Estate Committee until all the proper paperwork is submitted correctly. Everyone received a copy of their survey when the survey project was complete. In addition, all residents should know where their proprietary lease and stock certificate are. These are very important legal documents and it is your responsibility to have in a safe place. All Sales and rental applications must be submitted to the office 21 days prior to the next Board meeting. If it is not, it will go to the next month's Board meeting. As with Real Estate, all applications must be submitted with all required paperwork and the application fee.

The next issue of the Vails Voice will go out with quarterly statements on April 1 and all submissions pertaining to April, May and June need to be given to Carol Harting by March 25. The 2014/2015 Audited Financials are now on the website.

As the weather is getting warmer and the children are out more, please slow your speed down in the Grove.

Credit Card payments are no longer being accepted in the office for quarterly fees as this has not been effective.

The office cannot accept and act on any complaints and/or concerns unless it is writing to the office.

TREASURER/FINANCE:

No Report

ETHICS:

No report

BUILDINGS & GROUNDS:

Mr. Moore read the following:

Carbon monoxide detectors were installed in the pavilion to meet with new regulations. 2 Lifeguard chairs are being built for the beach. Catch basin cleaning is scheduled for early April. Catch basin repair at Ramp 2 was completed by Butler Excavation.

Mr. and Mrs. Sowa of 4 Locust are having issues with wet ground behind their house. 100 feet of storm drain repair and basin was installed by Butler Excavation at 2 Locust. The ongoing water issue in the backyard of 4 Locust is being looked into by Mr. Norcross and Mr. Moore.

Signs to assist in direction at the ramps for discussion.

Ms. Salerno made a motion to approve MVL as the lawn contractor. Ms. Myers seconded. In favor: Ms. Myers, Mr. Janecek, Ms. Waltzer, Ms. Salerno, Mr. Duffy, Mr. O'Toole and Ms. Natiello. Opposed: Mr. Andrews, Ms. Rubini and Mr. McGuinness. The lawn mowing/leaf cleaning contract was awarded to MVL for this coming season. Their price was \$15 less per cut and \$1300 less for leaf clean-up.

Notices will go out when the applications for boat slips will be available. Reused recycled leaf bags are available for no cost in the maintenance garage

Ms. Gwen Blackwell was concerned as to why the bus shelter was boarded up without any notification to parents. Mr. Moore stated that he was instructed by Mr. Norcross to close it up.

Ms. Blackwell stated that the shelter at Ramp 2 was in worse condition than the one at Ramp 4 that was closed. Mr. Janecek stated that this happened without the Board members being notified about it as well. He stated that the bus shelters will be fixed/repared immediately. Ms. Aguiar stated that the bus shed is on her property and not on State property. Buildings and Grounds will look at the survey. The Board asked Mr. Moore to remove the board down from the shelter at Ramp 2.

SUNSHINE:

Ms. Enos sent the following:

Our very best wishes are sent to Tom Sullivan for a speedy recovery.

MEMBERSHIP:

Mr. Andrews made a motion to approve the purchase of 1 Monument Loop from Fannie Mae to Francis and Kerry Tolan. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Natiello made a motion t to approve the purchase of 97 VLSD by Ginna Ashenfelter. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

REAL ESTATE:

No report

PAVILION:

Mr. McGuinness made a motion to approve Pavilion rental from Rob and Amanda Norcross for April 30. Ms. Myers seconded. All in favor. Motion approved.

Mr. McGuinness made a motion to approve application from William Devine for rental on October 29. Ms. Myers seconded. All in favor. Motion approved.

OMBUDSMAN:

No report

INSURANCE:

No Report

BOATS RAMP/NORTH END:

No Report

PUBLIC HEALTH/PUMPHOUSE:

No report

LONG RANGE PLANNING:

No Report

PLEC:

No Report

RULES AND REGULATIONS:

No Report

LEGAL:

Ms. Rubini reported that a bank wants the Grove to transfer a house in foreclosure into the banks name, FNMA – Ms. Rubini will send a letter to the banks attorney about why they need to go about this in this manner. Ms. Rubini will look at Proprietary Lease.

AESTHETICS:

No Report

RECREATION:

Ms. Salerno read the following:

The St. Patrick's Dinner Dance was a huge success. The weather was great this year and a good time was had by all.

The Annual Easter Egg Hunt will be held this Sunday, March 20th, from 1-3 pm. We will also be doing some egg coloring and crafts. Weather permitting, the hunt will be out on the lawn, otherwise we will have it inside the pavilion. Please come and join us and make sure to bring a bag or basket to collect your eggs.

The first Ladies Paint Night will be Thursday, March 24 at 6:30 pm in the Pavilion. \$30 pp covers the paints, canvas, and lesson. BYOB and a dessert to share. Coffee will be provided. Gather your girlfriends for this fun event and go home with a fantastic painting.

As the weather is getting nicer the recreation committee is excited to begin the spring/summer season of events. There will of course be many of the standards that we have grown fond of and

some new events that we hope will get you all excited to be part of this great community we live in.

Look for some new events in the future like Trivia Night and Ladies Bingo, Movie Night in the pavilion to name a few.

BEACH:

Ms. Waltzer made a motion to rescind the fine assessed O'Loughlin from the July 4th fireworks on the beach dock due to the Board receiving more information. Ms. Myers seconded. All in favor. Motion approved.

There will be clear guidelines in the Vails Voice that NO fireworks are to be shot off from the beach, Vails docks, pavilion deck and any cooperative property. Fines will be assessed.

NEW BUSINESS:

Mr. O'Toole asked what the date is that the docks would be in by. Mr. Moore stated that the date hasn't been set yet.

Meeting adjourned at 9:15.p.m.