

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

March 18, 2021

CALL TO ORDER:

Ms. Salerno called the meeting to order at 8:06 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Ms. Battreall took attendance. Present: Mr. Andrews, Mr. Janecek, Mr. LaRocca, Mr. Duffy, Ms. Rubini, Ms. Salerno, Mr. Waltzer, Ms. Mytych, Mr. McGuinness and Ms. Myers Absent: Mr. Sarno

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to approve the February 2021 e-mail notes, as the meeting was cancelled due to the weather. Mr. Andrews seconded. Ms. Mytych, Mr. McGuinness and Ms. Myers abstained. All others in favor. Motion approved.

COMMUNICATIONS NOT INCLUDED IN REPORTS:

The Board received a letter from a Stockholder requesting that Vails Grove postpones the rental fee for his rental. He stated that the renter is having issues paying the rent and he does not want to disrupt her residency. The Board discussed and responded that he is being very generous and kind to tenant but the agreement is that he needs to pay the Grove, whether or not his tenant pays rent.

COMMITTEE REPORTS

CHAIRPERSON: Juliann Salerno NR

VICE-CHAIRPERSON: Mary Rubini - NR

VICE-PRESIDENT: Hugh Andrews - NR

SECRETARY/ OFFICE: Tom Duffy

North End storage fees for 2021 has been collected in full. Stickers "Vails Grove 2021" have been distributed to all in North End – Should be a good way to see quickly who paid and who did not. Thank you David for suggestion. Storage fees collected \$2825.00

Submissions for Vails Voice need to be to Carol Harting by March 26. Please write something from your committee – No matter how small it is, residents like to know what's going on.

In September 2021, the following Board seats will expire: Julian Salerno, Tom Duffy, Joan Myers and Ron Sarno. In addition there is a one year seat and a two year seat that will be available. Please be sure that if you intend to run again, you get your paperwork in on time. Pat McGuinness is now OFFICIALLY the licensed, certified Water Operator for Vail's Grove water system. It is highly recommended that at least one other person become licensed. The course can be taken on line and Vails Grove pays expenses. Please consider this and mention to your friends and neighbors as well. This will probably be the last month that VRI will be taking samples and getting our water tested. We are in process of getting prices for a lab in Newburgh to take samples and do required testing.

The office would like to hire a shredding truck for a Saturday in the next few months. There is a lot of office paperwork that can be shredded and we would open it to the community. The price is \$350 and hour with a three hour minimum.

FYI – When the office is informed of someone living in a house with a stockholder, we are sure to vet that person. The office will continue to do this as long as we know the situation is there. Residents pay \$120, fill out a form and we get background and DMV reports.

The NY Blood Center is very grateful to Vails Grove for allowing them to use Pavilion once a month for Blood Drives. We have changed from Fridays to Mondays for Pavilion rental reasons. The following are the 2021 dates. April 5, May 3, June 7, July 6, August 2, September 9, October 4, November 1 and December 6.

The Board meeting in September needs to be changed as the third Thursday is Yom Kippur which begins on Wednesday night. Please put September 23rd on your calendar.

Please take a look at the attached Follow List to see if there is anything your committee needs to be report on.

TREASURER: Ellen Mytych

Ms. Mytych reported that the budget vs. actual is right on target.

INSURANCE: David Janecek

Per the report from the insurance inspector from Philadelphia Insurance Company, our liability carrier, work will be done at the playground and beach, including but not limited to removal of trees.

BUILDINGS & GROUNDS: Hugh Andrews/Jay Moore

B&G met with the building and fire inspector of Putnam County at the six car garage on Lakeshore drive. Some requests were made to be compliant with town regulations.

Small shelf installed in the pavilion kitchen upon request from the recreation committee.

Light cleaning/ organizing in the recreation closet. New blind for the window also repairing some missing and broken ceiling tiles in the recreation closet.

Cleaning and organizing in the office back closet. New shelf for files and organizing.

Minor wall repair /painting and hanging of pictures in the main office.

Boat dock parts have been ordered and delivered. B&G is preparing dock floats and docks for the season.

JP McHale was called to the pavilion to inspect for possible ant problems. Treatment was done and we will monitor.

The maintenance garage cleaning is under progress, dumpster was filled. Major progress was made with more to be done

As weather permits curbside brush and leaf bag pickups will be underway. Reminder pickups will tend to be at the beginning and the end of each week... Recycled/ reused bags can be found in the maintenance garage.

PAVILION:

As more people are getting vaccinations and the State has lifted many restrictions, the following motions need to be made for upcoming rentals. All renters know that they cannot go over 150 people – unless that changes – and that as of now, they need to be sure their guests are tested – also unless those restrictions change. The office will, with Mary’s guidance, prepare a form for the renter to sign that their guests have been tested and that they have the results.

Ms. Rubini made a motion to approve rentals provided State mandates are met. Ms. Myers seconded. All in favor. Motion approved.

May 8 Anthony Valente – small wedding \$350

May 15 Marie Fagan- memorial service for loved ones \$0

June 19 Bridal Shower \$350

June 26 Terzi wedding/anniversary celebration 65 people \$1200

July 10 Vriefenhauser/Ranalli wedding – 150 \$1200

August 7 Bigler wedding 150 \$1200

REAL ESTATE:

Mr. Duffy made a motion to approve the removal of an awning at Bruen, 85 VLSD to be replaced with permanent roof over the deck. Neighbors agree. Ms. Myers seconded. All in favor. Motion approved.

Mr. Duffy made a motion to approve alteration application from Justin Werner, 16 VLSD to install a shed on the rear of property. Neighbors agree. Ms. Myers seconded. All in favor. Motion approved.

EMERGENCY RESPONSE:

Mr. Sarno included a report which the Board reviewed. More discussion had about the process of the Pavilion being used in the event of a power outage. Final plan will be shared when completed.

Membership:

Mr. Andrews made a Motion to be made to approve membership application from Barbara Bigler/Ken Ford Jr for the purchase of 1 Orchard. Ms. Myers seconded. All in favor. Motion approved.

Mr. Andrews made a Motion to approve membership application from Sarah Andrews/Brian Fitzgerald for the purchase of 106 VLSD. Ms. Myers seconded. Mr. Andrews and Ms. Rubini abstained. All others in favor. Motion approved.

Meeting adjourned at 8:57 pm.