

**VAIL'S GROVE COOPERATIVE, INC.**

**BOARD MEETING**

**May 17, 2018**

**CALL TO ORDER:**

Mr. Cassidy called the meeting to order at 8:05 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Ms. Battreall took attendance. Present: Mr. Andrews, Mr. Cammisa, Mr. Cassidy, Mr. Duffy, Ms. Myers, Mr. McGuinness, Mr. O'Toole, Ms. Rubini, Ms. Salerno and Ms. Waltzer.

**ACCEPTANCE OF MINUTES:**

As there were 5 board members qualified to vote for the minutes of the March 2018 meeting, the minutes will be considered "unofficial" minutes. Five members are not enough to have an official vote. It is not a majority.

**COMMENTS & CONCERNS OF STOCKHOLDER:**

Mr. Waltzer asked the Board for a donation to PLEC as has been in prior years of \$2 per house. Mr. Waltzer reminded that we did not make the donation for 2017 as well as 2018. Ms. Battreall asked Mr. Waltzer to send a letter/invoice each year for this donation. Mr. Waltzer informed that the Veterans Monument provider will put in foundation for \$675. Mr. Waltzer also suggests the placement of the monument be changed. After discussion and a visit outside, it was suggested that the monument be placed toward the back of the playground. Christian Duffy, as part of his Eagle Scout Award, has offered to raise funds and put in plantings, etc. to make the area pleasing.

There will be no hurting of geese this year. There is addling happening this year. Mr. Waltzer said he has not seen too any geese recently.

Ms. Petroff asked the Board if there are any questions about her fence application. The Board will discuss during Real Estate.

**COMMUNICATIONS NOT INCLUDED IN REPORTS: None**

**COMMITTEE REPORTS**

**CHAIRPERSON:**

No report

**VICE-CHAIRPERSON:**

No report

**VICE-PRESIDENT:**

No report

**SECRETARY:**

Ms. Myers made a motion to accept the resignation of Adeline Natiello from the Board. Ms. Salerno seconded. All in favor. The Board thanks Ms. Natiello for her years of service on the Board, and as the Co-Chair of the Membership Committee.

Ms. Myers made a motion to appoint David Janecek to the Board, completing the term left available by the resignation of Ms. Natiello. The term will be until September 2019. Mr. Andrews seconded. Mr. Cammisa abstained. All others in favor.

The Board needs to motion and vote into the minutes the following from last months cancelled meeting:

Ms. Salerno made a motion to officially approve the following motions. Ms. Rubini seconded. Ms. Rubini abstained. All others in favor. Motions approved.

Motion to approve purchase of 6 Bass Lane from Catherine Dwyer Estate to James and Eileen Dwyer

Motion to approve purchase of 75 VLSD from Mildred Mullaney Trust by David Palaia

Motion to approve Pavilion rental to Marie Fagan on May 12

Motion to approve Pavilion rental to Dave Braunwart May 6

Motion to approve Pavilion rental to Janet Murphy on May 19

The auditor from New York State Insurance Fund visited to do yearly audit. All fine.

NYS Census report completed and sent

Working with Kathleen Heuschkel on AWQR for 2017

Need to discuss Kay Petroff submitting letters from her neighbors giving her permission to let her dogs be on their property without leash.

Two of the three residents fined for improper use fees for dogs being off leashes have paid.

Office working on new stock/leases for change of ownership, transfer into trusts, removing deceased names – Working with Mary on these.

The office will be closed on May 24/25 – I am officiating a wedding and also on May 28<sup>th</sup> for Memorial Day, and June 8<sup>th</sup>.

The following Board members seats are up this September: Tom Duffy, Julie Salerno, Ronnie Waltzer and Joan Myers. In addition, there are still two empty seats to fill.

The office will start working on a new Directory soon so it can go to print right after the Annual Meeting. Will start soliciting ads from local merchants to pay for it as in the past.

Ms. Battreall is holding another Relay for Life Fundraiser on Wednesday, May 30<sup>th</sup> – Paint Night

Ms. Petroff was informed that although she submitted signed letters from her neighbors, saying that her dogs can be on their properties without having leashes on. It is against the rule – and although your neighbors say it is ok – it is not. The spirit of the rule is that dogs cannot be off leashes and not on others property.

#### **TREASURER/FINANCE:**

First quarter budget is in line with annual budget.

#### **INSURANCE:**

Ms. Battreall requested an opinion from our insurance broker regarding the usage of the Pavilion during power outages. The broker stated that there is no issue with people using the Pavilion during a power outage – as the Pavilion has a generator. Residents can use the Pavilion to get warm, charges phones, store food, and even sleep if they need to be warm.

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

Todd Cammisa reported that some of the Board members and Ms. Battreall met with Laurie Bell, Town of Southeast Tax Assessor. Mr. Cammisa explained the process of how the homes in Southeast are assessed. There is no discrepancy regarding the question that some had about people being double-taxed. North Salem does not have a lot of Commercial property and does not have homestead tax.

#### **MEMBERSHIP:**

Mr. Andrews made a motion to approve the rental of 11 Hilltop from Phillip and Carol Sears to Carla Ryan. Ms. Myers seconded. All in favor. Motion approved.

#### **BUILDINGS & GROUNDS:**

Buildings and Grounds would like to thank Salem Landscaping for last years' service. Laurel Oak Landscaping will provide lawn and snow service for this coming year. Catch basin cleaning has been scheduled.

The replacement of all bi-fold doors in the small rom in the Pavilion with new Masonite bi-fold doors.

All boat docks are in and slip assignments have been made and are being made presently. Beach docks are next.

New topsoil seed and hay at ramp one behind the mailboxes repairing the ground after the new water line install from last fall.

Spring cleaning of all the coop gardens is underway

Large tree taken down near the playground. This tree had been cabled many years back to preserve the tree. After inspection this tree needed to be taken down. Tree was taken down and removed by Laurel Oak Landscaping.

Complaint came in from Orchard Road regarding two large trees on Co-op property. The complaint was these trees drop limbs every time the wind blows and they believe these trees to be dangerous. After inspection of these trees with buildings and grounds and 2 professional contractors they believe these trees are excessive in height, roots are exposed at the surface but hard to tell whether or not they're diseased. They don't look the healthiest. Estimates were given to take two trees down and prune one.

A storm drain catch basin was found in poor condition and was a hazard. This catch basin has been repaired at ramp 2. The repairs were made by Laurel Oak Landscaping.

Some minor blacktopping was done to fix where we had installed the new water line a ramp 1 and Locust.

The North End boat storage area and brush pile are all cleared and ready for spring and summer. Roadside pickups of leaf bags, brush pile and yard debris is underway daily weather permitting. Mr. Moore rented a machine from Laurel Oak to assist him with dock installation and to push brush back at the North End. Mr. Moore will check to see how much we spent last year on blacktopping repair.

Mr. O'Toole made a motion to use Bell Heating and Air for the new unit we need in the Pavilion. Mr. Cammisa seconded. All in favor. Motion approved. Mr. O'Toole stated that there are many substantial new costs: paving, storm drains, tree removal, etc. As Treasurer, Mr. O'Toole said that we do not have a proper budget in place at this time and Mr. O'Toole is going to be suggesting that quarterly fees be raised in the near future.

In addition, we are getting process for cutting and trimming of trees.

The Board received a letter from Pietsch Gardens about their concern about trees between Vails property and their property. They are requesting that Vails gets a professional tree assessment for trees and for us to take some down. The Board will be sending a letter to Pietsches asking them if they have any specific trees that they are concerned with, they should inform us. In addition, they are welcome to get the trees assessed but none of our trees are to be removed or trimmed without our approval.

Mr. Moore thanked Dave Bruen for his assistance in removing a tree that fell across Ramp 3 during the storm.

During the meeting, the Board went outside to look at possible locations for the monument. Mr. McGuinness made a motion to remove the FOR RENT/FOR SALE sign by the mailboxes on Vail Blvd. and put the monument in that area. Ms. Myers seconded. All in favor. Motion approved.

#### **REAL ESTATE:**

Mr. Duffy made a motion to approve application from Kay Petroff at 5 Maple Lane for the placement of a fence pursuant to plans submitted. Ms. Myers seconded. Ms. Petroff must take into consideration that there is a drain pipe and a letter will state that the pipe cannot be damaged during the fence installation. Motion approved.

**SUNSHINE:**

Wishes for a speedy recovery to Michelle Gunnison and Jane Schroeder. Congratulations to Ken and Joan Ford on the arrival of a new grandson, Kenneth 3<sup>rd</sup>, born to Ken Jr. and his wife and also to Crickey and Janet Murphy on the arrival of their new grandson Joseph, born to Katie and Chris Bohren.

Our very best wishes to John Brandofino and Meghan Tracy on their upcoming wedding on May 26<sup>th</sup>. And, some very sad news, longtime residents Mildred Mullaney and Ed McCarthy have both passed. Our sincere condolences are sent to both families.

**PAVILION:**

Ms. Myers made a motion to approve the rental of Pavilion to Tara and Anthony Spennichia for June 30<sup>th</sup>. Mr. Andrews seconded. All in favor.

Ms. Myers made a motion to approve Pavilion rental to Joan McCarthy on November 22. Ms. Rubini seconded. All in favor.

Ms. Myers made a motion to approve rental to Carolyn and Al Martin for \$1200 on June 23. Ms. Andrews seconded. All in favor.

Ms. Myers made a motion to approve Juliann Salerno to use Pavilion on June 16. Mr. Andrews seconded. All in favor.

Ms. Myers made a motion to approve the use of the foosball and basketball net that is in Recreation closet during the rental on June 10. Mr. Andrews seconded. All in favor.

**LEGAL:**

No Report

**BOATS RAMP/NORTH END:**

No Report

**PUBLIC HEALTH/PUMPHOUSE:**

No report

**PLEC:**

Mr. Duffy made a motion for Vails to donate \$2 per home for 2017 and 2018 to PLEC. Mr. Andrews seconded. All in favor. Motion approved.

**RECREATION:**

No report

**BEACH:**

Weather permitting, the beach will be open Memorial Day weekend.

Meeting adjourned at 9:40 pm.