

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

April 21, 2011

CALL TO ORDER:

Chairperson Desidero called the meeting to order at 8:09 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Ms. Enos took attendance: Present: Mr. Cassidy, Ms. Desidero, Mr. Duffy, Ms. Enos, Ms. Myers, Ms. Mytych, Mr. McGuinness, Mr. Ryan, Ms. Waltzer, Mr. Witte. Absent: Ms. Rubini, Mr. Norcross.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the March 21, 2011 Board meeting, Ms. Waltzer seconded. Abstained: Mr. McGuinness and Ms. Desidero. All others in favor. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

None

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Ms. Desidero read a letter from Todd Cammisa:

April 19, 2011, Board of Director

This letter is to bring to your attention the Residence known as 10 Terrace Drive. This residence is clearly in Violation of the Proprietary Lease on use. They are running a full fledged plumbing business on this property. They have numerous vans with pipe racks on top and magnetic signs on the sides of the vans. They should be issued five-day notice to correct. The property is clearly in violation of many Rules and Regulations of the Coop also. They have abandoned vehicles and plumbing parts and supplies all over the property. This is very unsightly for the community. This is a Public Nuisance and impacting the community. I am requesting that the above problems be addressed immediately. It is springtime and time is of the essence in this matter.

Todd Cammisa

Discussion was had if we should send a letter and a fine to a stockholder, regarding this complaint. It was suggested that this be referred to the Ombudsman, as this is a violation of the rules. Ms. Mytych did think this was a good idea, as the ombudsman could be in contact with the stockholder in question, explaining that there has been a complaint about their running a business out of their home, and come back with her findings to the Board. This will be referred to Ms. Rubini who will be asked to give a recommendation at the next Board meeting in May.

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No report

VICE-PRESIDENT:

Mr. Duffy reported that in the Executive session, the following items were discussed:

- Survey Ratification
- Issues with Stearns & Wheler regarding Electrical requirements for Grinder Pumps
- Maintenance issues and spending authority limits.

TREASURER:

Ms. Mytych stated that if anyone has any questions about the quarterly report handed out this evening, they should contact her. Our income is at 26% and our expenses are at 22%.

SECRETARY:

Ms. Enos reported that the follow-up list is in the Board packet, and asked if any Board member has any updates to please report it when their committee is on the agenda. Ms. Enos then read a letter from the Emerald Association of Putnam County, thanking the Grove and the Board for helping them have a very successful event. They also complimented Jay Moore and Cindy Battreall for their welcoming warm manner, which helped their evening to be a success. The office is very busy with re-finances, correspondence between Stockholders and Stearns & Wheler. The energy audit in the Pavilion has been done and we are waiting for a written report. Ms. Enos congratulated Kay Petroff, as she is now the owner of her house. The office will be working with Jack

Waltzer on the AWQR shortly. The office continues to work and assist Buildings & Grounds, Survey and all committees.

SUNSHINE:

No Report

SURVEY:

Ms. Waltzer reported that the surveys of all properties in Vail's Grove have now been completed. There is a master map of the entire Grove. Ms. Waltzer reported that Eli Cruikshank Co. Inc., in their original appraisal of Vail's Grove property in 1972, explicitly stated, "an exact survey by Professional Land Surveyors would be required to produce a map showing the exact location and size of the lots." This Board of Directors has satisfied this requirement. Terry Bergendorff Collins Professional Land Surveyor has now certified each survey on November 22, 2010.

Ms. Waltzer made a motion that the Board ratify these surveys and that these surveys officially define the properties. Ms. Enos seconded. All in favor. Motion approved. Mr. Duffy is concerned about the wording that will now be on the Proprietary Leases. Ms. Waltzer stated that these new surveys are now the official description of each shareholders property. Ms. Desidero and Ms. Rubini will work on the wording and also provide for an official seal from Vail's Grove. Ms. Desidero thanked Ronnie Waltzer, Tom Duffy, Ellen Mytych and her committee and Cindy Battreall who has helped everyone everyday on this project. Ms. Desidero stated that this was a huge undertaking. Ms. Waltzer reported that the final cost of this project was \$56,225.

BUILDINGS & GROUNDS:

Michael Davies reported that the stumps at the playground area, the pavilion and the North End have been removed; stonework at Ramp 2 and the Pavilion has been re-done and most of the gardens have been cleaned. Today, a sub-committee has been created called "Boat Marina". This will change the design at Pavilion and put in 77 feet of new ramps, one of which will be handicap accessible. There is discussion about people being assigned slips this year – there will no longer be first come, first served. Everyone will get one boat slip and if they want more slips, they will be allowed if there is room. The committee consists of Jack Waltzer, Jay Couillard and Jay Moore. Jack Waltzer will chair this sub-committee. The Board will see a design of this for approval. Is a boat a boat if it does not have a motor on it? Could a party boat without a motor be allowed to be docked at our marina? Some docks along the lake will be removed and placed at this marina. Assigned slips will be at every public dock. Ms. Desidero asked who will be putting this process together and when will shareholders be notified. Mr. Davies stated that it could be a robo-call, letter and or signs. Discussion about this process was held. Ms. Desidero said that whoever comes to the office first, should be getting an assignment first. Then, assignments will be made. Mr. Davies asked: Is it a rule that if you live on the lakeside of Vail's Lake Shore Drive, you are not allowed to use the public docks? It

was stated that this is not a rule. Mr. Ryan asked if a stockholder could build their own dock on a fire road if they do not live on the lake. Mr. Ryan is asking this sub-committee to look into that issue. Mr. Davies will discuss with his committee and report back to the Board. Mr. Duffy asked about the dock we purchased last year. He said it should come down to the Pavilion. Mr. Davies ordered six flotation devices today.

Mr. Davies reported that Arben would be smoothing out the road at the North End every Friday afternoon.

There is a stockholder that has a problem with their curtain drain on Terrace. The stockholder would like permission in writing to be allowed to bring in a backhoe, which would need to go across Grove land, so he can take care of problem. He is fixing this problem at the Groves request. Mr. Duffy asked for a time limit to be included in the letter allowing use of the backhoe.

Mr. Davies reported on the letter from Brooker Smith regarding the uneven road behind his house. The people who live there have started creating a berm, which is now keeping some of the water away. Mr. Witte stated that this road belongs to the stockholders and that they should be taking care of it. Ms. Desidero asked if we ever considered paving it and Mr. Davies stated that that would make the water run-off worse. Mr. Smith would like the Grove to put down loose gravel so the water does not go onto his property. Mr. Duffy stated that people need to maintain their own property and to re-direct the water on their own property.

Mr. Davies requested to hire a part time person for two projects at 40 hours total @ \$10 per hour. He would like help to re-do the Ramp 3 railings and he would like this person to assist a stockholder who has volunteered his time to acid wash the tennis courts, fill in the cracks and re-paint the tennis courts. He would like this person to start within the next two weeks. Andrew Kruzykowski was recommended for the job.

Mr. Witte inquired as to why Jay Moore needs to come in at 8 am and work until 4 pm. Mr. Davies stated it is because he wants him to. Mr. Witte stated that when Jay was hired, he was hired to come in early and does not understand why that cannot continue. Ms. Desidero stated that in an Executive Session, Ms. Desidero asked some board members about the maintenance job description and it was discussed that the Board wants him to work 8 am – 4 pm. Mr. Ryan stated that if that is what Mr. Davies wants, the Board should support him 100%. Mr. Witte disagrees with this issue. Other Board members agreed to give Mr. Davies their support. Mr. Davies stated that he is very happy with the work Jay is doing and they are meeting once a week about maintenance issues.

Ms. Waltzer asked when street sweeping and catch basins would be cleaned and Mr. Davies stated that work would begin around May 1st.

Plans have been completed for the construction of the six-car garage. This is the actual plan that will be submitted to the Building Department. We will ask for prices with and

without the cupola. People who already rented garages will be offered them first at an increased rental fee. Ms. Desidero suggests that Mr. Davies work on the bid packages and specs. This garage may also have space upstairs to rent out as storage units.

Mr. Davies was told that he could spend up to \$2000 without Board approval for items that are not in the budget.

REAL ESTATE:

Ms. Waltzer made a motion to approve the application from Todd Cammisa for an 8 x 12 shed on the property he owns across the street from him. Ms. Enos seconded. The shed is going to be parallel to the other sheds along Terrace. All in favor. Motion approved.

Mr. Davies stated that when we approved the shed for Kara Rossi, we told her that she needs to get Town approval and/or variances for this. He wants to know how we know that Stockholders are actually following through on this, as it is not our job to police shareholders who need Town approvals. Ms. Desidero wants to ask Ms. Rubini if we want to know that they follow through on this. Ms. Desidero stated that in our letter to stockholder, we should ask for the variance, permit and/or Certificate of Occupancy.

MEMBERSHIP:

Mr. Ryan made a motion to approve lease renewal from Hillner to Adam Pokorne. Ms. Enos seconded. All in favor. Motion approved.

Mr. Ryan made a motion to accept application for re-financing from Janssen, pursuant to appraisal. Ms. Enos seconded. All in favor. Motion approved.

Mr. Ryan made a motion to approve re-finance application from Dave Bruen, pursuant to appraisal. Ms. Waltzer seconded. All in favor. Motion approved.

Mr. Ryan made motion to approve a credit line for Rob Norcross. Ms. Enos seconded. Mr. Norcross needed quick approval and it was approved previously. Ms. Desidero stated that these issues always need to be brought to Board for vote and that she could always get an Executive vote on this. All in favor. Motion approved.

BOAT RAMP/NORTH END STORAGE:

Mr. Ryan reported that he started up the Boat Ramp Committee again this year. Dave Bruen has offered to follow up on filing the proper documents in order to get the Boat Ramp leveled out and filed in. Sue Enos, as Secretary of the Corporation, signed the application. This application is for a permit to do the leveling work. It was filed with the New York State Department of Environmental Protection. DEP came out to inspect.

A Board member asked who is allowed to store boats/trailers at our North End. The answer is that you must live here or be a stockholder here. It appears that there might be

some people storing their boats in our North End who don't reside here. The keys will be collected from those who had them last year so we can determine who has keys. Mr. Duffy discussed limiting how many boats people can have at the North End and the possibility of charging per boat for a number over a certain limit. Mr. Ryan said he would discuss this issue with his committee and report back to the Board.

PAVILION:

Mr. Witte made a motion to accept rental application from Sue Enos for her free one-time rental for June. Mr. Duffy seconded. All in favor except Ms. Enos, who abstained. Motion approved.

Mr. Witte made a motion to approve a rental application from Bill Carroll for May 22nd. Mr. McGuinness seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

OMBUDSMAN:

Ms. Vail sent a report stating that she sent a letter to a stockholder regarding a car cover. This stockholder has covered the car with a professional grade car cover.

LEGAL:

Ms. Rubini sent a report stating that she is still working with Mr. Mathieson's attorney regarding the transfer of the property that his deceased parents estate owns. The attorney is aware that the transaction will be treated the same as a sale transfer in terms of required documents and vetting process. Ms. Rubini sent a letter to Mr. Sabella regarding the D'Ariano estate inquiring as to who is living in the house presently. Ms. Rubini was also to send a letter to the Town regarding permission granted by us to use the wetland area as per our vote last meeting. Ms. Rubini will follow-up with Mr. Duffy and send the letter out next week.

MORTGAGE:

Ms. Rubini sent the following report:

The Mortgage Committee held its first meeting this month. The next meeting is scheduled for April 28, 2011. At the meeting, Jim Cull and Ms. Rubini discussed several priorities for the direction of the committee.

1. Isolate and determine the actual problem regarding financing and sort through the hearsay.
2. Open up committee to other lake communities to make it a lake wide effort.
3. Formulate a “PR” campaign to educate lenders about our community.
4. Create a list of lenders that are currently lending in Vail’s Grove and make that list available to residents.
5. Don Rossi, the attorney for Peitsch Gardens, will be attending the next meeting and we will be inviting the attorney for Bloomerside as well.

RECREATION:

The Easter Egg Hunt will be held on Friday, April 22nd at 1 pm in the playground.

SOCIAL:

No report

TREES:

No report

AESTHETICS:

A letter was received from a stockholder regarding the aesthetic condition of a Stockholder’s house. This letter will be forwarded to Ms. Rubini as an Ombudsman issue. There is also a concern about the conditions by the top of Ramp 3.

WWTP:

Stearns & Wheler would like Vail’s Grove to check into the electrical requirements needed for the Grinder Pumps. The Board decided that this issue should be referred back to Stearns & Wheler to do.

PUMPHOUSE:

No Report

PUBLIC LIAISON:

No Report

BEACH:

The Beach will open on Memorial Day weekend. The committee received eight applications for Lifeguard positions. This will be finalized by May 15th. The tentative

summer events list for the beach is on the website as well as being in the latest edition of the Vail's Voice.

PUBLIC SAFETY:

No report

LEND A HAND:

No Report

WELCOME:

No Report

INSURANCE:

The check that was offered to the Grove by our Insurance Carrier was denied for the rebuild of the garages. When we receive bids for the garages, they will be forwarded to the Insurance Company.

New Business:

Ms. Desidero stated that there are many dogs running around the Grove without leashes. A Robo-call will go out to remind residents that dogs must be on leashes and that if the office receives any complaints, the resident will get a letter. If there is then another complaint, a fine will be assessed. In addition, Mr. Duffy made a complaint about a dog that is required to have a muzzle and does not have one. A letter will be sent to the resident reminding them that the dog must have a muzzle on him at all times.

Meeting adjourned at 10:15 pm.