

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

April 17, 2012

CALL TO ORDER:

Ms. Waltzer called the meeting to order at 8:04 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Mr. Cassidy made a motion to accept the Minutes of the meeting on March 20, 2012. Ms. Myers seconded. Ms. Desidero had some grammatical and typographical changes for the minutes as well as a correction about the replacement of trees and shrubs when the grinder pumps are installed. These trees and bushes will not be replaced if they need to be removed. Grass may not be re-seeded until all grinder pumps are completed. Vote taken. Ms. Mytych abstained. All others in favor pursuant to the changes being made.

Ms. Waltzer stated that Stockholders present at the meeting may not speak during the meeting. They may sign up to speak either at the beginning or at the end of the meeting, but are not to be part of the meeting conversation. Ms. Waltzer stated that audience participation slows down the meeting.

Ms. Waltzer then stated that several times in the last week some shareholders have confronted our employees in rude and angry ways. Ms. Waltzer stated that there are ways of addressing your issues without being verbally abusive when you are confronting someone about a problem. This behavior is not tolerable and Ms. Waltzer stated that our employees are entitled to be treated respectfully and there is no other way to approach them than respectfully.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. Ms. Waltzer reminded all stockholders in the audience that they have two minutes when they speak. Mr. David Janecek stated that there is a problem with a drain pipe at his house with water backing up onto the grass. Mr. Janecek was told to send a letter to the office and the office will then forward to Buildings & Grounds. Mr. Janecek also wanted to discuss the plans for the renovation of his house and Ms. Waltzer stated that that issue would be discussed during the Real Estate report.
2. Mr. Bruce Blackwell discussed the fine he had received in the amount of \$100 for his dog being off a leash and pooping on other people's lawns. Mr. Blackwell does not like the process. He stated that everyone are neighbors and all are concerned about the quality of life and the rules here at Vail's Grove. Mr. Blackwell stated that a complaint and fine is equal to a conviction. Mr. Blackwell wants to know who is levying the charges against them in advance of being found guilty. He stated that he has a right to confront his accuser and a right to see the evidence. He

- said the way the rule is written is not constitutional and there needs to be a process when an accusation is made. Ms. Waltzer stated that a notification did go to all stockholders and was included with the last Vail's Voice and quarterly invoice, informing and reminding everyone of the rule. She also stated to Mr. Blackwell that there is a process to grieve this fine if he would like or he can pay the fine. Ms. Waltzer stated that the grievance process is in the Vail's Grove Rules and Regulations Book.
3. Kurt Guldán stated that the bidding process that Vail's Grove used for lawn mowing was not done correctly. Mr. Guldán feels that if there is a bidding process, we should go along with the bidding process and not change the rules as the process goes along. He submitted a bid for lawn mowing and then received a phone call that the Grove was going out for more bids. He feels that a business cannot say one thing and do another. He stated that you cannot take someone's sealed bid, even though he was the only one bidding, and go out for others. Mr. Guldán stated that he submitted his bid by the deadline. Mr. Guldán then was told that the Grove was getting more bids and his would be in there. Ms. Waltzer stated that the bid process will be discussed under Buildings & Grounds.
 4. Melissa Sarno stated that when she first got her dog, she received a threat from a neighbor that the neighbor has photos of her and her dog and that the dog was not on her property. Ms. Sarno questioned what the level of tolerance is here about the rules. This is a community and she wants to know where we are drawing the line and if she has a neighbor who has something against her, where are the lines? Ms. Sarno stated that she feels as if she is in Nazi Germany as far as what the limits are. Ms. Myers took offense at the "Nazi Germany" remark. Ms. Sarno then stated that she is not accusing the Board of that. She said that she has a neighbor who is "out to get somebody". Ms. Waltzer stated that the policy is that the dog is to be on a leash when it is not on a resident's property and that we have not received any complaints about the Sarno's dog. She explained that too many people have been walking with their dogs off the leash and many people are afraid to be walking around the Grove when dogs are off their leashes and it is not fair to everyone's comfort. The rule has been around for a long time and dogs need to be on a leash. Ms. Waltzer stated that when anyone purchases in the Grove, they sign a document that says they have read the Rules and Regulations and those state that dogs must be leashed. It is being enforced because we have too many complaints about dogs being loose and going on other property as well.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

None

COMMITTEE REPORTS

CHAIRPERSON:

Ms. Waltzer reported that the Pumphouse Committee has been working on the new water tanks. Several members of the committee have been exploring new tanks and went to a conference this past weekend to find out about the kind of tanks that are best suited for Vail's Grove. The committee also met at the pump house this past weekend to explore the best place to install the new tanks. A letter has been sent to the Department of Health to find out if there is any legislation on record that says we cannot put pumps into the water tanks.

Ms. Waltzer then reported for the record, to be placed in the minutes that Ms. Desidero had motioned for a letter (regarding the water trucks using our roads) to go to Mr. Lucas from an "attorney". Ms. Waltzer stated that after reviewing the minutes, there was no mention of an "attorney" letter, only a "letter" which,

in fact, Ms. Waltzer had sent. Ms. Desidero asked where the letter is and Ms. Waltzer said she sent it and has it. Ms. Desidero then asked why Ms. Waltzer never said she had sent the letter and that she hasn't seen it?

Ms. Waltzer reported that we have received a complaint that there is a stockholder who is having "borders" living in their home and neighbors have been feeling uncomfortable with this. Ms. Rubini will send a letter to this stockholder and take steps to get information about these people and then we will decide if additional action needs to be taken. In addition, Ms. Desidero, Ombudsman, will call the stockholder.

VICE-CHAIRPERSON:

Mr. Duffy reported that in Executive Session, the complaint from a shareholder about possible borders and vetting process was discussed, as well as finance issues and security concerns now that the weather is getting nicer.

VICE-PRESIDENT:

No report

TREASURER:

Ms. Mytych stated that she distributed the first quarter financial report and if anyone has any questions, they should contact her. At this time, she feels the finances are in good shape. The audited financial statements are complete and will now be posted on the website for stockholders to review. Ms. Mytych said she will be putting together a report about possible financing options to use when we need to replace the water tanks. Ms. Desidero asked if this was something that Long-Range Planning could be involved in and Ms. Mytych answered that that would be fine.

ETHICS:

No report

SECRETARY:

Mr. Cassidy reported that the office has been receiving updates on Oil Tank Insurance policies, as this is the time of year that they come in. The office will be checking with those stockholders who have not sent their renewals in as yet. Mr. Cassidy then reported about the possibility of accepting Credit Card payments for quarterly fees. Mr. Cassidy reported on what the fees would be for the office to do this. This would allow the Coop to accept payments by credit cards. Ms. Battreall reported that these fees were through QuickBooks, which is our vendor. Ms. Desidero asked if we could charge stockholders for this service. She suggests that the Coop pay the monthly fee and the stockholder pay the percentage of their quarterly. Mr. Cassidy said that when another survey goes out to shareholders, we could ask if shareholders would be willing to pay the additional fee for this service. There is a possibility to use credit cards for quarterlies and also perhaps Pavilion rental payments. Mr. Duffy said this might be good as we would not need to send stockholders to legal, which adds a \$350 legal fee to their account. Ms. Battreall said that most people pay prior to them being sent to legal.

Mr. Cassidy then went through the follow-up list with the Board:

Ms. Desidero would like to change the item about trying to get the construction road to remain open to getting it re-opened.

Mr. Norcross stated that he is meeting with some arborists and will have an update next month.

Ms. Mytych then discussed her follow up item regarding having an energy audit of the Grove done. She stated that this should be off her list as she spoke to Peter Rossi (our accountant) and he said that the way the agreement works is that they offer us a rebate or a discount. The accountant said we have to pay the company a fee, even if we just get a discount, and it would not be financially advantageous. The Background check issue should also be removed as this was discussed in the Executive Session.

Mr. Duffy then reported about the size of the trucks that will be using Maple Lane once the WWTP is completed. They will be no larger than the oil or septic trucks that use our roads now. That size would be 2500 gallons in weight. These deliveries will be approximately two times a month. In addition, two maintenance workers will come in each day with their personal vehicles. Mr. Duffy also reported that he spoke to Ken Kohlbrenner about the broken pipe at the North End. He discussed it with Jack Waltzer and Jay Moore and was informed that when the pipe was broken they discovered that it contained sediment, roots and hard dirt which seemed to them to indicate that the pipe was broken for a substantial period of time. Both Jack and Jay could only conclude that the pipe was broken before Landscape Unlimited introduced his trucks to that area.

Mr. Duffy also reported that we have been assured by Ken Kohlbrenner from GHD that the manholes are designed to be corrosion resistant. Although water may infiltrate the manholes, that will not cause any damage to the system and GHD assures us that there is no need for concern.

Mr. Duffy said that the parking area up on Maple will be addressed when Arben has a machine in there and takes care of their punch list.

Ms. Rubini discussed the extension of the Proprietary Lease date. The leases now expires in 2040, but people who are now looking for a 30 year or more mortgage, will need this to be extended. Ms. Rubini will prepare a procedure of how to handle this and to inform shareholders of what they need to do when they need their lease extended. Ms. Rubini made a motion to make the Proprietary Lease expire October 31, 2060. Ms. Myers seconded. All in favor. Motion approved. Ms. Rubini also stated that if at any time, 2/3 of the stockholders decide to dissolve the Coop, this will be null and void.

Ms. McHale then discussed the issue of the amount of insurance required by stockholders when they rent the Pavilion. She spoke to Pat Clair to see if we had any other options and Mr. Clair said we could either lower the \$1 million or have people get a special event policy for the day of rental. The issue is that when you add a rider to your homeowners, it is more expensive. Stockholders could get this special event insurance from their broker or from our broker, SKCG. Ms. McHale made a motion to add to the Pavilion Application that if they do not have the \$1 million coverage, they need to get a Special Event Policy for the day of the event and that the Liquor Law Liability could be removed as that is covered under the Special Event. The motion is that the stockholder could get private event insurance to satisfy the \$1 million coverage requirement. The office could refer them to Pat Clair, our broker. Ms. Desidero seconded. All in favor. Motion approved.

SUNSHINE:

Ms. Enos wished congratulations to Melissa and Michael Sowa on the arrival of Madison on March 25th. Welcome home to Mildred Mullaney and Linda Kiernan from rehab. Ms. Enos said she spoke to Joan

Sheridan and that Mr. Sheridan had a hip replacement and came home from rehab last week and he is doing well. Condolences to Nancy Carney on the loss of her brother, David Gorelick, on March 28th. Ms. Enos read a thank you note from Linda Kiernan and also from the Ryan's on Orchard Road for the welcome basket.

BUILDINGS & GROUNDS:

Mr. Davies stated that he spoke to Kenco Designs about a new area at the dock. Kenco gave Mr. Davies a bid for \$32,000 to do that new work and we will not be doing that work as it would be too costly. Our docks will be put in this week, possibly with some changes and there will be a new look at the dock area behind the Pavilion. Ms. Waltzer asked if Mr. Davies solicited any other bids and he said he did not. He showed Kenco the plan that was submitted to us by Richard Vail and when he got that number he just stopped.

Mr. Davies stated that he has been in business for many years and he believes that the Grove has done business the same way for many years, whereas we accept bids for services and then the bid needs to be accepted or awarded, whether you are the lowest or only bidder. Mr. Davies said one bid came in, it was opened, and he said the bid was \$90 a week more than last year. He felt that it was best to call off the bidding process, contact the person who sent in the bid, tell him that the bid was high and if he wanted to re-submit within 48 hours that would be fine. The new bid came in after the 48 hours and we are still looking at it. In the meantime, he made phone calls and made appointments for people to come in, see the grounds and ask them for bids. Mr. Davies said he got two bids for that. Ms. Waltzer asked if they knew what the first bid was and Mr. Davies said they did not. Ms. Myers wants to know if we are making it clear that people who work in the Grove must be documented workers. Mr. Davies said the people who we pay must be legal to work. Mr. Davies went to different people, asked to get bids and sent a note to the Board with the numbers he received. In lieu of the prices that we did get, Mr. Davies is recommending Joe's Landscaping, as he did get good references about them. Mr. Davies said this would amount to about \$2400 savings over the summer. Ms. Waltzer asked Mr. Davies if he indicated to the new bidders he solicited, that they need to have their bids come into the office as the first round. Mr. Davies said no, he did not – that he didn't know this was the procedure and that he didn't know about this until Ms. Desidero and Ms. Battreall told him so. Ms. Waltzer said that in the future, all bids need to come into the office and be opened in the office and that the Board makes the decision based on the Buildings & Grounds Chairperson's recommendation. Ms. Desidero then stated that the conversation that she had with Mr. Davies was just that – which is that he makes the recommendation. She said when she was Chair, she was very surprised to hear that we opened the bids and that she didn't know the process. We opened the bids and they were high and we went out to get more bids because she was told that we were not obligated to accept any of those bids if we thought we could get better prices and then it was not handled as the same bid process. Ms. Waltzer said that as we are a private corporation, we are not bound by the same rules as a public municipality so that, in fact, we could make our own decisions. Mr. Duffy stated that this is an \$8000 bid and he thinks that one individual should not be making a decision. He thinks we should put this out to bid again. Mr. Duffy also stated that there was not a Board member present to open the bids. Ms. Battreall stated there was only one bid. He does not feel comfortable. He would like to make a motion to put this out to bid again, place it in a publication, and receive sealed bids back. Mr. Duffy wants the Board to be above reproach. This is not an emergency issue. Ms. Mytych seconded. Ms. Myers said she understands all the concerns and that Mr. Davies didn't know the process. She said that we trust Mr. Davies with a \$70,000 budget and he did right by our shareholders by getting more bids. Mr. Duffy stated that he doesn't trust anyone when it comes to things like this. Mr. Duffy stated that he always wants Board members to open bids. Ms. Myers said that we should trust Mr. Davies and that we do not even have to do bids, we could give the job to anyone we want. Ms. Myers said we are trying to save the stockholders money. Mr. McGuinness asked if the concern is the amount of the bid

or that a Board member is part of the decision? Mr. Duffy said that we should get all the bids and the Board members should be able to analyze them. This shows that the whole process needs to be re-done. The new bids did not come into the office and Mr. Duffy feels that everything should go through the office. Ms. Desidero stated that this is the way we have used the process for many years and this is the way they did it. Ms. Desidero said these bids did come into the office. Ms. Battreall stated that only one bid came in and it was opened with Ms. Battreall, Mr. Moore and Mr. Davies. Ms. Desidero said that when she was the Chair she came over to open the bids. Does this process need to be re-done because there was not a Board member present when the rest of the process was exactly the same? Mr. Duffy stated that we do have other bids which did not come into the office; they were given to Mr. Davies. Ms. McHale asked if there is an actual procedure for putting out and accepting bids. Ms. Waltzer stated that there is no set amount of bids required, and that there is no procedure for awarding it, but the procedure has not been to go out and verbally solicit bids after one bid was opened. Ms. McHale asked, if we do not like the bids, could we just keep going out for more? Ms. Desidero said this was not how it was done in the past; we went out for estimates, not bids. Ms. McHale wants to know what the criteria is and Ms. Mytych said that if we bid something once, we then bid it again. Ms. Mytych said she knows Mr. Davies is just trying to save the Grove money but that she agrees with Mr. Duffy, that for the large amount of money that it is, we should go through another effort. And now that it is out of the bag, people can know what the bids were. Ms. Rubini asked if we need to wait until May 15th to hire someone. Ms. Mytych said yes, we would have to wait. The Board stated that Mr. Davies could hire someone to come in to make one cut in the meantime. Ms. Desidero stated that putting it out to bid again is a vote of no-confidence for the Buildings & Grounds Chair and she thinks the Board should be aware that this is how she thinks about it. Vote taken. In Favor: Ms. Mytych, Mr. Duffy, Mr. Norcross, Ms. Enos, Mr. Cassidy, Ms. McHale. Against: Mr. Witte, Ms. Desidero, Mr. McGuinness, Ms. Rubini, and Ms. Myers. Motion passed to re-do the bid process. Ms. Desidero asked why this issue was moved up on the agenda. Ms. Waltzer wanted Mr. Davies to be able to present everything before Ms. Enos needed to leave the meeting to go home. Ms. Desidero wants that reflected in the minutes. Ms. Waltzer stated that Board members did not even know about this issue. Ms. Desidero said that we have people waiting here to present and that Ms. Waltzer moved this issue ahead so that Ms. Enos could be here for the vote and she wants that in the minutes. Ms. Waltzer asked why that's a problem. Ms. Desidero said that is a problem and that Ms. Enos wanted to leave and Ms. Waltzer asked her "don't you want to be here for the vote on Buildings and Grounds?" Mr. Duffy asked if Ms. Desidero thought Ms. Waltzer was leading Ms. Enos. Ms. Waltzer said that it is so unfair what Ms. Desidero is implying.

Mr. Cassidy then asked Mr. Davies about some follow-up issues. Regarding the puddling at the end of Mr. Guldán's driveway, Mr. Davies stated that this is now in the hands of GHD. This will be removed from our follow-up list as it is on GHD punch list. Regarding the Environmental Sign, Mr. Davies said that the issue is in front of the Town of Southeast ARB right now and that could come off of our follow-up list. It is between the Town and the District. Ms. Desidero asked why that issue was on Mr. Davies follow-up list. Ms. Battreall said when the issue came up in January, Mr. Davies said he would deal with it. Ms. Desidero said that she does not understand as she remembers very clearly that there are only certain people who are "allowed to speak to people about the WWTP". Ms. Desidero said if there is something that needs to be done, she prefers that it is on someone else's list. This will be taken off the Grove follow-up list. Ms. Battreall said that she was sorry, that the latest follow-up list produced a few days ago had another item on it for Mr. Davies, and that she did not send it to him when she sent it to the Board. Mr. Davies stated that he does not get copies of any follow-up list. Ms. Battreall said she did send him the follow-up list last week and Mr. Davies responded that he did not get a copy. Ms. Battreall said she will pull up the e-mail of when she sent it to him and again, she had realized that the latest copy that was in the Board packet did not go to him but that she did send him the first one. The new issue was the Sowa water issue. Mr. Davies said he spoke to them and that because they just had a baby, they will contact Mr. Davies when they are able to discuss it.

TREE:

Mr. Norcross said he will be meeting with an arborist within the next two weeks and will have a report after that.

REAL ESTATE:

Mr. Duffy stated that for the record, we put the Tree Committee report in front of him and he wanted the record to reflect that.

Mr. Duffy made a motion to approve the application from Mr. Stalder for the construction of a portico at 113 Vail's Lake Shore Drive. Mr. McGuinness seconded. All in favor. Motion approved.

Mr. Richard Vail, architect, then presented the plans for the improvements and renovations at the Janecek/Kellberg house at 95 Vail's Lake Shore Drive. Mr. Duffy made a motion to approve the application pursuant to the plans submitted. Ms. Myers seconded. All in favor. Motion approved.

MEMBERSHIP:

Ms. Myers made a motion to approve a rental renewal agreement for 83 Vail's Lake Shore Drive from Karen Bruen to Rick Brogan for at least another 6 months, pending receipt of all required documents. Ms. Mytych seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve a rental renewal application for Hillner to Adam Porkone at 1 Vail's Lake Shore Drive for a year. Ms. Mytych seconded. All in favor. Motion approved.

BOAT RAMP:

No report

OMBUSDMSMAN:

No report

LONG RANGE PLANNING:

Ms. Desidero reported that there has not been a meeting, but she will be planning one to discuss financing with Ms. Waltzer and Ms. Mytych.

WWTP:

Mr. Duffy reported that Phase 1 testing is scheduled to start next week. This requires 5 consecutive days of operating. Phase 1 should be completed by the end of April. Phase 2 should start immediately after that, and that is a four week process. We hope it is finished by May 30th if there are no unforeseen glitches.

PAVILION MAINTENANCE:

No Report

PAVILION RENTALS:

Ms. Myers made a motion to approve a non-stockholder rental, sponsored by Susan Larkin for a wedding on July 14th. Mr. Cassidy seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve a rental application from Mary Rubini for April 25th, small room. Mr. Cassidy seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve a rental application for the small room by Jeannie Lee on May 30th. Mr. Cassidy seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve a rental application from Dennis and Pat Ryan for May 20th. Mr. Cassidy seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve a rental application for the small room by Jack Keiley on April 28th. Ms. McHale seconded. All in favor. Motion approved.

LEGAL:

No report other than the follow-up item regarding the Proprietary Lease extension date.

RECREATION:

Ms. Rubini reported that Ms. Cassidy sent out a survey about what kind of activities people would want from the Recreation and/or Beach committees. Ms. Battreal reported that only about 4 have come back into the office. Mr. Cassidy wants it reflected in the minutes that the surveys were due back by April 13th. Ms. Rubini stated that the Easter Egg Hunt was very successful and it was a beautiful day.

AESTHETICS:

Ms. Waltzer reported that there was a Master Gardener Workshop here in the Pavilion this past Saturday morning and it was very well attended. There were at least 30 people here and the Master Gardeners taught people how to put the right plants in the right places. The evaluations indicated that the attendees would like to have more workshops in the future. Ms. Waltzer then read a letter from Karen Bruen, complimenting the new garage and how it adds a new upscale look to our community. Ms. Bruen suggests that Vail's Grove purchase four white pleated shades and has them installed on the garage windows to make for a more uniform look. Ms. Myers commends Karen Bruen on her aesthetic taste. Ms. Myers made a motion for the Aesthetics Committee to purchase these shades and the renters will have them installed. Ms. McHale seconded. All in favor. Motion approved. Ms. Myers then stated that the garden by the garage looks beautiful. For the minutes, Ms. Waltzer thanked Jay Moore and Joan Myers for their help with transplanting those plantings. A planting day will be scheduled for later in May.

PUMPHOUSE/PUBLIC HEALTH:

Mr. McGuinness reported that we received a letter from Northeast Labs, who does our water testing. Northeast Labs is no longer accredited for drinking water testing in New York State. They will be able to offer us the same service but it would be outsourced to a New York lab. Mr. Waltzer had responded that Vail's Grove agrees to the outsourcing for the future pending no difficulties and with no price increase.

In addition, Northeast Labs agreed to give Vail's Grove price reductions for all services until possible fines are paid. These fines will be determined at a future hearing. Northeast Labs did not do a required water test and Mr. Waltzer will need to go to a hearing.

PUBLIC LIASION:

No report

BEACH:

Mr. Cassidy reported that Lifeguard applications are being reviewed and these positions will be finalized May 1st. The Beach Committee is finalizing a calendar of events based on responses from the surveys. Girl Scout Troop 2524 will be doing a cleanup day at the Beach as part of a community service project.

PUBLIC SAFETY:

It has been reported that there appears to be a lot of partying at the beach area on these warmer evenings and some trash has been found there. Our security guard will be asked to start his rounds on evenings when the weather is nice. Ms. Myers made a motion for him to start as soon as possible. Mr. Duffy seconded. All in favor. Motion approved.

LEND A HAND:

No Report

WELCOME:

No report

NEW BUSINESS:

Ms. Myers would like it on the record that she was quite offended by the comment by a shareholder earlier in the meeting referring to Vail's Grove as "Nazi Germany". She felt that that was an offensive remark.

Mr. Duffy wanted it in the minutes that regarding speed bumps/speed humps payment; we will not be doing business again this way regarding what has happened with this issue. Ms. Waltzer explained that when Mr. Waltzer was B&G Chair, we had decided to have more of these humps/bumps installed to keep the speed limit down. The agreement with GHD was that we would only be charged for any additional ones that we asked for. Mr. Waltzer was told by Mark Viera from Landscape Unlimited that there would not be a charge for these bumps, although there was nothing in writing about this. In addition, there was no discussion of the price. We then received a bill from Landscape Unlimited for \$1100 per bump. Mr. Duffy stated that he thinks this issue should have been brought to the Board by the present Chair of Buildings & Grounds for approval. Ms. Waltzer then negotiated with Mark Viera and got their price down to \$1000 for each of the 7 additional bumps, which bill has been outstanding for 2 years. GHD was giving the Grove pressure to get this bill paid. In addition, Steve Viera agreed to subtract what we paid to Tim Butler for work he did at 3 Vail's Lake Shore Drive, which was a Landscape Unlimited responsibility. Mr. Duffy's objection was that this issue never came to the Board by Mr. Davies about

how much these speed bumps were going to cost. Mr. Duffy wanted it on the record that we spent \$7000 on speed bumps that the Board never approved. In the future, he does not want this to happen again.

Ms. McHale stated that because it is in the Board packet, she would like to discuss the port- a- potty for the Beach. She does realize that the cost is high and she does not know how much we usually pay for a port –a-potty at the Beach but there are other options. The office will ask A-John for a port-a-potty that has a hand washer sanitizer outside the unit. Ms. McHale said she spoke to the company again and we could get something for about \$1000 monthly, which would have a sink and electric. Ms. Waltzer stated that there might be some aesthetic concerns about having a Port-a-Potty directly on the beach.

Mr. Hugh Andrews then asked that if people are going to have tenants or relatives or guests, that it is mandatory to provide parking for these people. We could insist that they make room for them in their driveway and it is unsightly for people to be parking on the lawn or on the street. Ms. Waltzer stated that our Legal Committee will be dealing with this issue.

Mr. Andrews also stated that there is water coming out of the road at 91 Vail's Lake Shore Drive. Ms. Waltzer stated that we need to investigate this.

Meeting adjourned at 10:00 pm.