

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

December 20, 2018

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 8:02 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the November 2018 meeting. Mr. Waltzer seconded. Abstained: Ms. Salerno, Mr. Cammisa and Ms. Rubini. All in favor.

COMMENTS & CONCERNS OF STOCKHOLDERS: None

COMMUNICATIONS NOT INCLUDED IN THE REPORTS BELOW:

Mr. Waltzer asked the Board what their intentions were for this coming spring season regarding the geese issue. He asked if Vails is going to want to consider a round-up of geese. PLEC is going to recommend that it is done if there are a lot of geese this coming year. If PLEC recommends the round-up, they will notify us of our share of this project. Mr. McGuinness asked who sets the criteria of how many geese are too many. Mr. Waltzer stated that there is a formula about this. Ms. Myers stated that last year there was huge opposition to the round-up. Mr. Cassidy said that when PLEC decides what they are recommending, we will discuss it. Mr. Janecek said every community was in favor of it except Vails and the cost was cost prohibitive. He recommends swans or osprey on the lake. Mr. Sarno said that if dogs run after the geese and harass them the geese will go away. Mr. Cassidy stated that we will wait for PLEC to make a recommendation.

COMMITTEE REPORTS

CHAIRPERSON: No Report

VICE-CHAIRPERSON:

Ms. Rubini swore in Ms. Salerno as Vice-President of the Board.

VICE-PRESIDENT: No report

SECRETARY:

The office would like one of the motions revisited (from the November meeting). A typical quarterly statement mailing – including the Vails Voice, costs \$81.00. I have money left from the advertisers in the Directory which would cover the January mailing of Directory, Vails Voice and quarterly invoice. Which means the rest of the year's invoices would be \$240.00. By skipping one of the mailings, it would save \$80. I know the residents here at Vails Grove. First, how would we distribute the Vails Voice? If you put in the slots attached to the mail boxes, they will be flying all over the roads. I will then be receiving multiple phone calls from people asking where the April mailing is. I will then need to take time to print out a duplicate, as they will have lost it, and then spend money on mailing to them. In my opinion, this is not worth the small savings. It would actually make more work for the office. The residents expect to get their quarterly mailing, know they need to pay by the end of the month, and look forward to getting the Vails Voice in the mail to read. The office feels that this motion needs to be re-voted on and I ask all Board members to allow the office to mail the quarterlies as always. The cost savings is not worth it. As I said, I know the residents. This would not be well received.

We are presently working on 4 house sales.

The annual independent audit will be held in January.

I have spoken to Optimum and have lowered our Optimum bill by \$360 per year. The office will be investigating the other suggestions on cost savings in the New Year.

We received a Safety Group refund check of \$527 which goes back into Insurance.

Ms. Salerno needs to be sworn in as a member of the Board and then as Vice-President of Executive Board.

Office was very busy assisting with the time leading up to the Christmas party.

The Office is closed on Monday and Tuesday, Dec. 24 and 25. There is a possibility that I will be either off or working limited hours during next week.

Wish you all a Merry Christmas and Happy New Year.

Mr. Andrews made a motion to change the decision from last month about cutting out invoice mailings. Ms. Myers seconded.

All in favor. Motion approved.

Discussion was had about revamping the website to get better info out to the shareholders. Mr. Cassidy will look into this over the next 6 months.

Ms. Myers suggested asking people who wants to receive info via email or via paper.

TREASURER/FINANCE:

Ms. Myers made a motion to approve and reflect employee bonus amount as discussed in the Executive Session. Mr. Andrews seconded. All in favor. Motion approved.

INSURANCE: No Report

BUILDINGS & GROUNDS:

Buildings and grounds decorated the Pavilion inside and out for the holiday season. Also assisted in decorating the office for Cindy.

Buildings and grounds responded to tree concerns at 64 Vails Lakeshore Drive. With survey on hand we determined whose trees are whose. The co-op's trees that are bad will be taken care of as soon as possible.

Buildings and grounds assisted with table and chair set up for the Vails Grove Christmas party and thanks to Pietsch Gardens for the 30 chairs we borrowed.

Pump House supplies were delivered by Foleys pumps (4 of cases of Chlorine).

The plastic Beach Dock and ladders have been removed from the icy water.

Nelson Tree Company has been contracted by NYSEG to trim and cut trees and branches around power lines here in and around the coop.

A drain ditch and drain pipe was installed at 85 Vails Lakeshore Drive to prevent dangerous ice and water conditions. Installation of pipe and excavation was completed by Butler excavation blacktopping was performed by Salem Landscaping.

A small drain ditch was dug alongside 20 Orchard Road to help keep water from icing the road over. Buildings and grounds will continue to watch this. For now it appears to be working.

Brush and leaf piles in the North End were pushed back while machine was rented.

A follow-up on the tree at 95 Vails Lake Shore Drive. This tree has a cable in it and a request came in to have the cable removed in order for the tree to be taken down. NYSEG wants to place a new poll next to the bad tree for a new cable installation. NYSEG says cable is a must.

REAL ESTATE: None

SUNSHINE: No Report

PAVILION:

Ms. Salerno made a motion to approve rental to Janet Murphy for small room on January 5. Ms. Myers seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve rental to Caitlin Lee for small room on January 12. Ms. Myers seconded. All in favor. Motion approved.

Ms. Salerno made a motion to approve rental of large room to Billy Carroll on May 18. Ms. Myers seconded. All in favor. Motion approved.

LEGAL:

Mr. Waltzer suggested that the flip tax we charge buyers now should be increased. Right now, we charge \$100 plus 5 cents per share. Ms. Rubini will look into this from a legal point. Ms. Rubini stated that some Coops have a Capital Contribution fee paid by the new buyer. This fee would be paid at closing. Mr. Duffy stated that the idea is a good one as all residents presently owning are paying for the new water tanks, and the new residents should be paying a part as well as they are benefiting from them.

Discussion was had about the proper vetting for inheritance of house. As the Board determined previously, full vetting needs to occur for anyone inheriting a home.

BOATS RAMP/NORTH END: No Report

PUBLIC HEALTH/PUMPHOUSE: No report

LEND A HAND: No report

BEACH: No report

PLEC: No Report

RECREATION:

Our Christmas/Holiday Party was held Saturday December 15th from 5pm-10:00pm. The ornament decorating started at 5 and continued till Santa arrived. The turnout was tremendous, over 195 people, young and old attended and had a great time. This is an increase of 20 people from last year. The weather cooperated with just the rain adding to the evening. The DJ was keeping the dance floor packed, the photo booth was once again a fun time and the visit from Santa had the kids, young and old delighted. We would like to thank Sinappis in Bedford Hills for the great food, and we would like to also thank our 2 fantastic helpers, Jessica and Taryn for doing a great job. Finally, much thanks goes to Cindy for spending time collecting money, making robo calls and helping with the overall success of the party and to Jay for all the work to get the pavilion looking so festive. Thanks to Croton Falls Fire Department and Kay Petroff for getting Santa to the party safely.

In the coming months the recreation committee is planning on making your winter go by quickly with some events and open pavilion nights. Our first event will be in January, Winter Bingo with great prizes and good fun. Stay tuned.

We are also planning to once again have the NFL Championship Sunday games party at the pavilion. We are so excited to finally use our new flat screen TV so you can catch all the action of the games. Details will be posted as the time draws nearer.

Don't forget also our Valentine's Day tea in February. Details to follow.

We want to wish you all a very Happy Holiday Season and a very Happy New Year. We hope that you enjoyed the events of this past year and look forward to an even better 2019. Mr. McGuinness complimented Ms. Salerno and Ms. Sowa for a great year of recreation events.

Meeting adjourned at 9:05 pm