

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

June 21, 2011

CALL TO ORDER:

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

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the May 21, 2011 meeting. Ms. Enos seconded. Ms. Desidero gave some changes to Ms. Battreall for the minutes. Mr. Duffy stated that due to the fact that the tape was not working during the beginning of the meeting, part of the discussion was unclear. Mr. Duffy read a statement of the way he would like his statements to have been presented in the May meeting. Ms. Mytych, Mr. McGuinness, Ms. Myers abstained. Mr. Witte, Ms. Rubini, Ms. Waltzer, Ms. Enos, Mr. Ryan, Mr. Duffy, Mr. Norcross in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. James Collins stated that he is back for the July 4th parade and hopes that everyone will come down and that all parents bring their children down for the fun.
2. Mr. Brooker Smith would like to know when the speed bumps would be installed. Ms. Desidero reported the people who did the new paving made an agreement with Mr. Jack Waltzer last year when he was the Chair of Buildings & Grounds, that they would put speed bumps in this spring. The current B&G Chair told them that the speed bumps need to be installed ASAP. Mr. Davies said the speed bumps would be installed within the next two – three weeks. Mr. Smith also discussed an issue that he said he has brought up many times over the past three years. He said that the condition of the road behind his house has never changed and the Board has never addressed this issue. The problem is about the water run-off and the flooding it's caused. Mr. Smith said that Mr. Davies has stated that he has contacted DOT and hopefully something will happen from that. Mr. Smith said that his second letter discussed the excessive flooding from the rain and he has asked for the road to be re-graded. Mr. Smith thinks this is the fault of the

snowplowing this past winter. Mr. Davies stated that the highway department said they would be on Route 121 within two weeks. Mr. Davies also said that gravel was tacked and leveled on the area by Jay Moore. Mr. Smith would like a few more inches of gravel to hold the water better. Mr. Smith said that the Grove has spent a lot of money on other homes and that he and his neighbors have never been contacted back on this as to what they think a good solution would be. He and his neighbors are having very bad problems from the pitch of the road. Ms. Desidero said that Mr. Davies and Mr. Moore will continue to work on this issue and that we do take these letters seriously and we do try to address homeowner's issues. Mr. Smith said he is satisfied as long as he knows the Board is going to look into this.

COMMITTEE REPORTS

CHAIRPERSON:

Ms. Desidero said that she has a brief statement and would ask that it be included in tonight's minutes in response to some allegations that were made last month and reported in those minutes.

"I agree with Vice President Duffy's statement that this Board needs to start policing ourselves and, in fact, the letter I wrote regarding his actions and, subsequently the actions of our office secretary was about exactly that. I wrote this letter because I was very concerned about how things were being communicated to me by the office. I sent it only to my Executive team and copied Mr. Duffy and Ms. Battreall to be sure they were aware of my concerns. Ms. Battreall immediately apologized and wrote a letter explaining her actions. I would like to apologize to Ms. Battreall tonight as I think she was just trying to do her job and was mis-directed by members of our Board who take advantage of her time and use her as a mouthpiece to put forth their own agendas. That is not her fault and I should have recognized that. I apologize to you Cindy for my harsh words and for not realizing that it wasn't your fault. I still firmly believe someone needs to address that problem of Board members behaving in this way. I did not know that other members of the Board had been given copies of my letter or that I would be blindsided in our Executive Session with accusations of wrongdoing and conflicts of interest. That was a terrible shock to me and I was devastated. I don't blame the Board for that, only the members who conspired to ambush me as opposed to speaking to me directly about their concerns. In fact, the last thing I heard from Mr. Duffy on the subject prior to that meeting was that he "wanted to apologize" but didn't want my letter read at the Board meeting so you can see how I was caught completely unaware. I do not want to belabor this any further but offer that I am available and willing to answer any questions Board members or Shareholders have about the Ambit review, the incident at the last meeting and the events leading up to it. I have absolutely nothing to hide and there was no conflict of interest. Unfortunately, in the midst of all that finger pointing, I feel we lost sight of the original concern -- that we all need to police ourselves, be civil and treat each other with respect by keeping all of our communications open and above board."

Ms. Desidero would like this statement in this month's minutes and she would like to reserve the right to make another statement next month in response to Mr. Duffy's new statement because this was based on the way the Minutes read prior to the meeting tonight.

Ms. Desidero then reported that the people from Pegasus, the farm across Route 121 from the Grove, have approached her about a change in their site plans. There were concerns previously about run-off. They are going to make an amendment to their plans. She stated that because the residents of Vail's Grove were primarily the ones who spoke at the Town of Southeast meeting, they would like the opportunity to come speak at a Board meeting prior to making their application to the Planning Board. She will inform them that they may come to our next meeting to speak.

VICE-CHAIRPERSON:

No Report

Prior to the Vice-President giving his report, Ms. Battreal thanks Ms. Desidero and accepted her apology. Ms. Battreal also stated that there are many Board members and many shareholders who come into the office and there are no Board members who come into the office who she feels takes up her time other than for Board business.

VICE-PRESIDENT:

Mr. Duffy stated that it is a difficult situation when you have been on the Board and Executive Board for a long time and people approach you because they feel that you are a direct line to the Chairperson. When the Ambit Electrical issue came up, several members approached Mr. Duffy that they were not aware that there was a conflict of interest. Mr. Duffy stated that he did not make a big deal from this and that he likes to keep things low. Mr. Duffy approached the Secretary and the Treasurer of the Board and asked them to look into this issue. And now, this is where it has led us. He likes to keep things above board and if people's feelings were hurt, or if they felt he was undermining them, he was not doing that. He did not want anything to do with this issue. But, because of his position, people approach him and he felt that by putting it in the hands of Ms. Enos and Ms. Mytych, he was addressing the issue. This situation has never happened and should never happen. This is embarrassing to him. The next issue was that he understands the last meeting was very difficult for people. He stated that Ms. Desidero left the meeting stating, "I want an apology from every member of this Board, as they are back stabbing pieces of ____". Ms. Desidero stated that she did not say that. Mr. Duffy stated that Ms. Waltzer heard it and Mr. Witte heard it and had concerns. He said attempts were made to try to get Ms. Desidero to take care of this in the private Executive Session and make a simple apology. Ms. Desidero said she was never asked to do that. Mr. Duffy said that these were very condescending remarks that people took exception to and he would like to make a motion to censure Ms. Desidero for her comments. A censure is an official reprimand showing that the Board strongly disapproves those remarks. Mr. Witte seconded. Ms. Desidero stated that her comment

was not directed to the entire Board and she knows she was saying something harsh, as this was a horrible situation. She stated that she is also a volunteer who has given a lot of her time and expertise. She did not feel it was appropriate to walk into a room and be ambushed. Ms. Desidero does not want to continue this anymore. Ms. Desidero stated that Mr. Duffy is the one that is creating this situation. Ms. Myers said this needs to be done with. Ms. Waltzer stated that she and Mr. Witte heard what Ms. Desidero said. Mr. Duffy's final comment is "you cannot say those things to a Board". Ms. Desidero took a vote. In favor: Mr. Duffy, Ms. Waltzer, and Mr. Witte. Against: Ms. Mytych, Ms. Rubini, Mr. Ryan, and Ms. Myers. Abstained: Mr. McGuinness, Mr. Norcross, and Ms. Enos. Motion denied.

TREASURER:

Ms. Mytych stated that in the Meeting Minutes from last month, it says that there was a motion passed last month which allowed for \$3000 to be used to fix tennis courts, and specifically, that the money would not come out of the Buildings & Grounds budget. Ms. Mytych stated that she spoke to Mr. Davies about this as to why it would not come out of that budget. Ms. Mytych felt that this should be taken out of Buildings & Grounds. Ms. Mytych made a motion to have that money come out of Buildings & Grounds. Ms. Myers seconded. Vote taken. Ms. Waltzer against. All others in favor. Motion approved.

SECRETARY:

Ms. Enos reported the following: In the past years, a date has always been set as to when petitions for Board seats need to be back in the office. The Office Secretary has set that date to be able to have time to prepare all documents to be mailed. Once those are received, an Election Committee needs to review to be sure candidates are members in good standing and that everyone who signed their petitions are members in good standing. Then the Official Notice of Meeting and Annual Report and proxy get mailed to the Stockholders. Last year, it was brought to our attention that the By-laws state that the petitions do not need to be in the office until "at least 15 days prior to the meeting". In the past, the Office Secretary has set that date to be "at least 15 days before". Does that mean people can bring in petitions "Up to 15 days before"? The By-laws also state that the mailing needs to happen "no less than 10 days prior to the meeting". This results in a very short turn around time for everything that needs to be done in between. Ms. Enos made a motion to change the By-laws of Vail's Grove Cooperative Inc., Article 3, Directors, 1A: Elections, to add the word BUSINESS, to the By-laws and it should read "at least 15 BUSINESS days prior to the annual meeting". Ms. Myers seconds. All in favor. Motion approved. Ms. Desidero stated that we would need to get ratification of this change by the Stockholders at the Annual Meeting.

Ms. Enos made a motion to set the date of the Annual Meeting as September 18, 2011. Ms. Myers seconded. All in favor. Motion approved.

Ms. Enos reported that the following Board of Director terms expire this year: Ms. Rubini, Ms. Mytych, Ms. Enos and Mr. Norcross. In addition, there is still an empty seat; so, at this time, there will be five seats available. The office will be requesting reports for the Annual Report and asks that you get your reports in by the deadline. Quarterly billing will be done July 1st. The Secretary also asked Board members to review the follow-up list for any open items.

SUNSHINE:

Ms. Enos congratulated the Braunwart family on the marriage of their daughter, Jessica Braunwart to Brian Martin. Get well wishes go out to Jim Sheridan, Lucille Witte and Fred Witte. Congratulations to Ellen and Jeff Ward on the arrival of granddaughter Sophia.

BUILDINGS & GROUNDS:

Jay Moore reported that the docks have been installed, all boat slips have been assigned and there are no slips available. The catch basins have been cleaned. Some of the storm drains have problems, which are being worked on. Trees have been pruned at the Fischer's house. The potholes on the back road of Ramp 2 have been filled. Six yards of sand was put at the Beach. Work in the Tennis Courts is a very big job. A lot of work needs to be completed there. A water repair was done on Hickory. The blacktop on the road was destroyed. Jay thinks the area needs to be paved and he will work on the numbers. Mr. Treiling would like the Board to replace his wall that had to be taken down for this repair. This wall was built over the Vail's Grove water main. Mr. Moore said the Board needs to make a decision on that wall repair.

Mr. Davies stated that it is our responsibility to fix the road. Mr. Davies said that the stonewall was built after the Grove put in the water line, so to get to the curb stop, the wall needed to be taken down. Mr. Davies said we could move the curb stop, which we did, but Mr. Treiling put the wall in after our curb stop was put in.

Mr. Davies reported about a Stockholder who has a major problem with his curtain drain. We have sent him letters and have given him permission to bring in a backhoe and now that stockholder has not been doing the work and Mr. Davies has not been able to get in touch with him. Due to the problem, the water is affecting the other neighbor's properties. This has been going on over two months. Mr. Davies aid that the letter we sent him said that if he does not fix or respond, we would fix it and bill him back. Ms. Waltzer made a motion to do the necessary work and bill the Stockholder, in addition to assessing fines, pursuant to Ms. Rubini reviewing all the legalities. Ms. Myers seconded. On the question, it was discussed that at the end of the 15-day period, we assess a fine, and that he will be charged back for the cost of the repair. The fine will run until he reimburses the Grove for repair and fine. This will be part of the motion. Vote taken. All in favor. Motion approved.

Mr. Ryan complimented Mr. Davies on the new “boat marina.” Mr. Davies also stated that if the area going to the North End is not resurfaced to Mr. Ryan’s satisfaction each Friday, Mr. Davies would contact Joe Pare from Arben.

REAL ESTATE:

Mr. Davies asked for a motion to approve the McGuire’s request for a deck. Mr. Witte made a motion to approve the application from Mr. Richard McGuire for a deck. The problem is that where 25 feet are needed, there are only 20 feet. Mr. Davies stated that every house on Orchard sits on the road and Mr. Davies thinks it should be approved. Ms. Myers seconded. Ms. Waltzer asked if Mr. McGuire needs to obtain a variance and Mr. Davies said that Mr. McGuire would need to go to the Town of Southeast for a variance. Mr. Witte feels that the McGuire’s deck would not encroach on anyone’s view. Mr. McGuire said, according to the drawings, he staked it out and he still has more room to the road. The property line is set back 5 feet from the road. Vote taken. All in favor. Motion approved.

WWTP:

Mr. Duffy introduced Gary Dufel and Sarah Cwikla from Stearns & Wheler GHD. They are here to make a presentation to the Board regarding the Water Retention Basin. Mr. Duffy also introduced Town of Southeast Supervisor Michael Rights and Town of North Salem Supervisor Warren Lucas. Mr. Dufel discussed the problem with the Basin was that it was not in the design, but in the approval process. Most approvals come easily, and with the WWTP, the challenge was the Stormwater discharge. The District had gotten word for the funding and needed to start the fast track for the approval process. The funding agencies recognized this challenge and everybody was urged to work together. The approval that was a challenge was the Storm water Discharge area. The problem was that two different agencies had to give their approval. Those being the New York State Department of Environmental Conservation and the NYC DEP. These agencies do not have matching rules. To get approval from both of these took a very long time. When the project went to bid, the approvals were still not gotten from DEP. DEC states that you need one-year storage and DEP wants two-year water storage. They wanted the basin to be a lot bigger. The only way, at that time, that we could get approval was to give them exactly what they wanted which was a bigger basin and it would only go on the drawing off the property. Mr. Dufel said that at that time, they felt it was necessary to say go ahead and do it to get the funding. Mr. Dufel also said that unfortunately, S&W GHD did not step forward to let everyone know that there was a situation. Mr. Dufel said that in hindsight, he wishes they had. There was never any intention to take any more land, in fact they put money in the budget in anticipation that more money would be needed for the land, but S&W GHD had allowed this to drag on and for that they are sorry, he said. There was a meeting a few weeks ago to discuss what could be done now. What they heard was that it would be better to get it off the property all together but at the least, to minimize it. Vail’s Grove was burdened by not having an area for leaves. Vail’s Grove would also like some rental value and Vail’s Grove would like re-grading done to make it usable, he said. Mr. Dufel said they set out to find

solutions. They do think they have a better idea now. There is no way they could move it off the property. They could not make the DEC and DEP rules come together. They have found a way to drastically reduce it. The proposal is to use a little area in the Northeast corner and to have three modest size basins. Mr. Dufel said that having an easement would be fine. The area is shown to be 2300 sq. feet, 0.055 acres. They want to use this easement for a financial consideration, grade this area to get better access, will move the pile of leaves from last year and pay a fair value for the rent. The land where the basin was is around \$40,000 so 10% of that would be \$4000. The number they offered was \$6700 for the easement piece they will move the basin to, and the rental fee of \$4000 for the use of the present basin location. Ms. Myers asked Mr. Dufel why they let this drag on for so long and why he thinks \$4000 is a fair amount to pay as an easement? Mr. Dufel passed out information showing that the total they are offering is \$15,700, some being service, some being money. Ms. Desidero asked who would be bearing the cost of moving the basin. Mr. Dufel said that is in discussion and it might be shared between S&W GHD and the District. Ms. Desidero made sure that Mr. Dufel understands that the Vail's Grove Stockholders are part of that District. Ms. Myers stated that she thinks it is nerve to be offered this small amount of money. Mr. Dufel apologized once again and said that the offering of the \$6.5 million made them work too quickly. Ms. Myers asked why the Grove was not important enough for this to be brought to our attention. Again, Mr. Dufel apologized for that. Ms. Myers stated that what bothers her is that Mr. Dufel just admitted that they intentionally, knowingly, willfully put this on our property without notifying us at all. That to Ms. Myers is beyond reason. Mr. Dufel stated that there is some question as to what his future is going to be with S&W GHD after said this but that is his problem. Ms. Waltzer inquired as to why S&W GHD does not use their Errors & Omissions Insurance so that the Stockholders do not have to bear the brunt of moving the property as he suggests sharing the cost of the moving between the District and S&W GHD. Mr. Dufel said that if they would have come to us at that time, there would have to have found a reasonable decision because the project needed that land, just like now; it is not possible to put it all on the property that was sold to the District. The accommodation had to be made. Ms. Mytych is concerned that we do not have to pay for that mistake. Mr. Dufel said that what they offered will be paid directly from S&W GHD to the Grove. The high price of moving this would be \$65,000, which would possibly be split between District and S&W GHD. Supervisor Lucas spoke about long discussions with the engineers explaining that the DEP is paying for 42% of building the plant, and S&W GHD is paying for the land. Arben would have to do this as part of their contract and Mr. Dufel is still working on this price from Arben. Ms. Desidero stated that we are being asked as a Board to make this decision not knowing what the cost is going to be to move the basin. Mr. Dufel is trying to make sure that none of the communities be burdened by the added cost. This solution could not have been built without the temporary basin. The contractor needed the space to get down and build the plant. All of these basins would have to have been built anyway. S&W GHD is taking a risk by going back to the DEP to get their approval and S&W GHD is bearing the cost of this and the District will not bear the cost. Mr. Dufel stated that the cost of this would have been part of the project anyway. Mr. Dufel said if we had agreed to the temporary basin, it still would have to have been finished off. And that cost would have been part of the job. Mr. Duffy agreed with Ms. Rubini that if they asked us at the start,

we would have helped them with this. Mr. Duffy asked Ms. Cwikla how much the cost would have been to pay Arben. Mr. Dufel said that is hard to break that cost out. Ms. Myers stated that there should have been more honesty from the beginning. Now, there is a bad taste and that the Grove feels like we have been taken advantage of, she said. Ms. Desidero said that the Board now needs to discuss this offer and asked when they need an answer back from us and that we need to trust the Supervisors to work out the cost of moving the basin aspect of this. Ms. Desidero asked if we are in a position to negotiate. Mr. Lucas and Mr. Rights stated that an answer is needed right away. Mr. Dufel said that if Vail's Grove thinks something else is fair please ask. Mr. Dufel apologized again and wished things didn't happen that way. Mr. Dufel said that he has people he needs to answer to and he cannot commit much farther than he has gone. If there were other things, any engineering work that needs to be done...he would have to learn more. Is it negotiable, yes, but there are limits. He said that Vail's has been very fair and he hopes that we come back and be fair and if we think it does not work, please come back and tell him.

Ms. Desidero stated that with all due respect, S&W GHD is a very large company and you must be making a profit but when you say you have people to answer to for this small amount of money, she has a hard time believing that it is going to hurt a company the size of S&W GHD that much. Mr. Duffy said the Board will discuss tonight and we will come back to them with a number.

Mr. Duffy asked Mr. Lucas to give the Board a summary about the electrical panel requirements for the Grinder Pumps. Mr. Lucas stated that the electrical panels in the homes need to be inspected to be sure that the requirements are there. The Grinder Pump installation bids are going out soon. When the Grinder Pumps are installed, these panels all need to be up to date to allow the contractor to be able to work as efficiently as possible. This means that we could get a better price from the contractor if everyone's panels are in good shape. Mr. Lucas stated that once a grinder pump is installed, the resident would be able to be hooked up and ready to use the system. The connection will be from the box to outside. They need to know if there is room in the box for the breakers. If the homeowner does not have the service for this, it is their financial responsibility to bring it up to requirements. Ms. Desidero and Mr. Duffy thanked everyone for attending the meeting. Ms. Cwikla, Mr. Dufel, Supervisor Rights and Supervisor Lucas then left the meeting.

Mr. Edwin Alvarez, who is running for Town Council for the Town of Southeast, just wanted to say hello to the Board.

Jay Moore spoke about his opinion about S&W GHD's suggestion about the leaf area. He thinks that eventually there will be an added expense to cart this away because it does not break down. We will need the space for the long haul and the Grove will be compromised with the added expense.

Ms. Waltzer stated her concern about the possibility of the land being taken by eminent domain. Future Supervisors might choose to do that. Mr. Duffy stated that we already

agreed to sell the land; we now need to come up with a price. Ms. Mytych feels the offer is too low and they did not account for the fact that we lost use of the land and for our future costs. The Board discussed what would be fair. Mr. Duffy said we couldn't argue any more about letting them use the land. After much discussion, Ms. Waltzer made a motion to ask for \$50,000 plus the other items "in kind" that were offered. Mr. Duffy seconded. All in favor. Motion approved. Ms. Rubini will write a letter and we will get out to S&W GHD within the next day or two.

MEMBERSHIP:

Mr. Ryan reported that all the contingencies regarding the renewal of rental at 105 Vail's Lake Shore Drive have been met.

Mr. Ryan made a motion to approve rental renewal at 17 Vail's Lake Shore Drive. Ms. Rubini seconded. All in favor. Motion approved.

Mr. Ryan made a motion to approve application for membership, gifting 11 Vail's Lake Shore Drive from Penny Feder to Larry Feder. Ms. Waltzer seconded. All in favor. Motion approved.

BOAT RAMP/NORTH END STORAGE:

Mr. Ryan discussed that the Boat Ramp/North End Committee would like to change the lock to a Kryptonite lock to keep people from cutting the present lock chain. The cost is approximately \$60 and the committee is pursuing this. The North End will be brushhogged and the boats that have been sitting there for a long time will be removed. Jay Moore knows who they belong to and Jay Moore will notify the owners to have them removed.

Mr. Ryan made a motion to allow a Fishing Club who is interested in having a fishing tournament on Peach Lake. The revenue will be \$1500 and the Grove will receive \$1000 of that money to use for whatever we decide. This is a fishing club; each person will supply their own Certificates of Insurance. A date will be picked pursuant to approval from the office regarding rentals of the Pavilion. Ms. Myers seconded. All in favor. Motion approved. Boats must be washed prior to going into the lake.

PAVILION:

Mr. Witte made a motion to approve rental application from Angela Terilli for July 30. Ms. Myers seconded. All in favor. Motion approved.

Mr. Witte made a motion to approve the rental application from Mr. and Mrs. Cassidy for their one-time free rental for August 13th. Ms. Myers seconded. All in favor. Motion approved.

Mr. Witte made a motion to approve rental application from Joan Ford as sponsor for rental on August 6th. Ms. Waltzer seconded. All in favor. Motion approved.

The Board will discuss the Pavilion Energy Audit at the next meeting.

OMBUDSMAN:

Ms. Rubini reported that the speeding issue on Orchard Road has been taken care of by Ms. Rubini speaking to the Stockholder in question.

Mr. Rubini stated that she has not been able to get in touch with the Stockholder who made a complaint about a business being run out of a home; so, at this point, this issue is on hold.

Ms. Battreall spoke to a Stockholder about the condition of his home and the problem is now being worked on.

LEGAL:

No report

RECREATION/SOCIAL:

Mr. Witte and Ms. Rubini reminded everyone about the July 4th parade which will start at North End at 11 am with hot dogs and soda to follow the ceremony. Movie night will be on July 3rd.

AESTHETICS:

Ms. Waltzer reported that planting day was held on June 4th. Ms. Waltzer gave a special thank you to Mary Larkin for her great help with shopping, planning, etc. In addition, Ms. Waltzer thanked Catherine Morris, Sue Enos, Nancy Carney, Jim Devitt, Maureen McHale, Andy McHale, Caitlin McHale and Jack Waltzer for all their help with plantings. Norton Circle/Tompkins Garden needs deer resistant plants and Ms. Waltzer will be purchasing those items. The plants at the 6-car garage will be moved prior to the garage construction. Ms. Desidero thanked Michael Davies for the beautiful signs installed at Tompkins Garden at Norton Circle.

LONG RANGE PLANNING:

No report

PUMPHOUSE:

No report

PUBLIC LIAISON:

No report

BEACH:

July 1st will be Cocktails at Sunset at the Beach. A robo-call will go out. Ms. Waltzer stated that she does not think there is proper safety equipment at the Docks. She stated that there are no life rings or hooks. Mr. Norcross stated that hooks are not used anymore.

PUBLIC SAFETY:

Mr. McGuinness brought up the issue of someone trying to set a tree on fire in front of his house. Three recycle bins were stacked and the fire was lit under the bins, in addition to trying to light the street sign on the tree on fire. We all need to pay attention and, if anyone sees anything, please call 911. There are a lot of kids running around closer to the North End. There is concern about a bunch of kids who have been in the Grove who do not belong here. It was suggested to ask these kids who they are with and, if they are not with a resident of Vail's Grove, they should be asked to leave. Ms. Desidero thanked Mr. McGuinness and his cousin, who rescued three boys who tipped over in their canoe on the lake near his house.

LEND A HAND:

No report

WELCOME:

No report

INSURANCE:

Mr. McGuinness will send the garage Plans to our broker at SKCG to see if the garage could be built for what the Insurance Carrier has offered us. Our architect will seal the plans, as requested by the Insurance Company. Ms. Myers will be calling our broker, Pat Clair to discuss with him.

Mr. Duffy went back to the Electrical Requirement issue. If it is determined that a shareholder needs a 6-circuit sub panel it will cost \$500, but if they need the entire panel modernized it will cost \$1700. We are working with the same company who is doing the inspections at Bloomerside. Mr. Duffy made a motion to use Rovitti Electric for the inspection and to take a photo and complete the survey for us to submit to S&W GHD. The Grove will pay for the inspections and, if people need upgrades, they are responsible

for the cost. This contractor must be licensed and insured. Mr. McGuinness seconded.
All in favor. Motion approved.

NEW BUSINESS:

Ms. Desidero announced that she has put her house on the market for sale and wanted to tell the Board of Directors as a courtesy before they heard it elsewhere.

Meeting adjourned at 11:25 pm.