

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

June 18, 2013

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:01 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Mr. McGuinness made a motion to approve the minutes from the April Board meeting. Mr. Andrews seconded. Ms. Enos had a typing correction for the minutes. All who were eligible voted. Motion approved.

Ms. Myers made a motion to approve the minutes of the May Board meeting. Mr. Norcross seconded. Abstained: Mr. Norcross. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Carol Harting volunteered to be the new editor of the Vail's Voice. The Board thanks Ms. Harting for stepping up to do this and thanks Meghan Cassidy for being the editor for the past few years.

Ms. Battreall thanked Ms. Harting for spending time in the Pavilion to alphabetize all the books in our Book Nook Closet. Ms. Harting said that she thanks Mr. Moore for helping her as well.

Ms. Battreall reminded all that the closet is full of books to be used by all residents interested.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

None

COMMITTEE REPORTS

CHAIRPERSON:

Mr. Ryan read the following:

As shareholders of Vail's Grove Cooperative, I would like to remind all residents that the misuse of cooperative property will deprive others of the use of that property. When at the playground or at the beach, please take care of the cooperative property so that others can also enjoy the use of that property.

As the warm weather comes, we would ask parents to remind their children that congregating on cooperative property (beach or north end) after dark is prohibited. If a violation of the law is observed, the police will be called and all offenders will be prosecuted.

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No Report

TREASURER:

The following report from Ellen Mytych was read:

Last month we voted to send 8 Stockholders to Legal for collection. All of those stockholders brought their accounts up and at this time there is no need for any legal collections to proceed.

In next month's Board packet, there will be a ½ year report of Budget vs. Actual spending.

SECRETARY:

In Mr. Cassidy's absence, Ms. Battreall read the following:

The office has finished the AWQR with Jack Waltzer. The report is on the website and if anyone would like a printed copy, they can contact the office.

The office is working on three sale closings which should be occurring in the next few weeks.

The office is busy assisting with Beach/Lifeguard issues as well as day to day office business.

PUBLIC SAFETY:

No report

BUILDINGS & GROUNDS:

Mr. Moore read the following report:

The new flag pole and new flags at the monument have been installed. The boat and beach docks are in minus one dock that needs repair. Repairs are being made ASAP. All wood docks have been sealed with water proofing sealant. Power washing at the pavilion and the maintenance garage has been completed. Painting and staining is in process. Flowers, baskets and plants are being assembled around the Coop with assistance from Ronnie Waltzer. Gardens are being weeded and some annuals are being planted. The north end emergency road keys have been distributed through the office. Those names have been posted at the office and the north end mailboxes. Speed limit signs and children at play signs have been ordered and will be installed ASAP. Swing set update: The swing set has been shipped to the installer. Installation should be next week weather permitting. Fence and gate update: Deposits were made and the

iron rod gate is being fabricated. Installation of the fence might be two weeks out. Street sweeping and catch basin cleaning are in the process of being scheduled.

4 new weatherproof 6 foot benches were ordered by Joe O'Lears son, Charles O'Lear in memory of his father. After assembling, two will be installed on the pavilion porch, and two at the beach. (The website from which the benches were ordered will be printed in the Voice for orders by other interested shareholders in memory of a loved one). B&G is considering the development of a community garden at the North End of the new emergency road. A limited number of plots would be available to shareholders who indicate an interest. The plots would be surrounded by a deer fence, and the soil amended for gardening. Railings at the Pavilion have been painted with a special "restorative" paint that preserves and protects old wood and may eliminate the need for an early replacement.

Mr. Moore will find out how much sand we want at the beach. Mr. Sullivan indicated that he could possibly assist with getting more sand. Ms. Myers stated that there is a community garden at North Salem High School.

ETHICS:

No Report

FINANCE:

No Report

PUMP HOUSE/WATER TANK REPLACEMENT:

No Report

REAL ESTATE:

Mr. Duffy made a motion to approve an application from Jack Keiley of 5 Vail's Lake Shore Drive to extend his back deck six feet toward the lake. Ms. Waltzer seconded. All in favor. Motion approved.

INSURANCE:

No Report

SUNSHINE:

Ms. Enos reported for Sunshine:

Congratulations to Alison and Robbie Tranchida on the arrival of their new son, Landon Thomas, born on May 4th. Congratulations to Mike Walsh on the marriage of his son Shawn to Sheila. Best wishes for a speedy recovery go out to Ellen Mytych who had a procedure done today.

TREE:

No Report

MEMBERSHIP:

Mr. McGuinness made a motion to approve the re-finance application from Colleen Rodriguez of 8 Vails Lake Shore Drive. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Mr. McGuinness made a motion to approve a re-finance application from Bill and Maureen Carroll of Hilltop Lane. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Mr. McGuinness made a motion to approve the rental renewal from Steve and Rose Sferlazza to Sue Callahan at 17 Vail's Lake Shore Drive pursuant to the following: An improper use fee in the amount of \$100 to be paid, \$50 for reimbursement of our employees time, and 5 hours of community service here at the Grove by Ms. Callahan's daughter, to be completed by July 30th, and no further violations of the Rules of Vail's Grove. Ms. Myers seconded. All in favor. Motion approved.

PAVILION RENTAL:

Ms. Myers made a motion to approve Pavilion rental by Angela Terilli pursuant to her informing the office of a possible need for an additional lifeguard at the Beach. Ms. Waltzer seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve application for Pavilion rental from Juliann Salerno for July 4th. Ms. Enos seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

OMBUDSMAN:

Ms. Myers reported that she did investigate the possible pool violation at a Stockholders house and that the Stockholder does satisfy all requirements by the Town.

A letter was sent from the office reminding Stockholders that no construction can start prior to 8 am.

Mr. Ryan thanked Ms. Myers for her work as Ombudsman.

LEGAL:

Ms. Rubini reported that we have received an Easement for the North Salem side of the Peach Lake Sewer District which was signed and will be sent back to Warren Lucas. Mr. Duffy had a concern about signing the Easement sent to us by the Peach Lake Sewer District. He is concerned about the possibility of more pipes going through the Grove if more homes are built and added to the District and also wants to know if the volume going to increase once the School District becomes part of the Sewer District. Ms. Waltzer stated that the easement is solely for access to grinder pumps if need be for repairs. Mr. Ryan stated the same, as far as what he read in the easement. Ms. Waltzer stated that the Sewer Plant is "overbuilt" and we are not using anywhere near the capacity. Ms. Rubini stated that this easement is for the North Salem side for repairs and that it does take Mr. Duffy's concerns into consideration. Ms. Rubini stated that if Mr. Duffy has any other concerns, to put them in writing and give to her.

AESTHETICS:

Ms. Waltzer reported that planting continues around Vail's Grove as weather and time permits. Jay has replanted and given new life to many shareholder donations, finding "new homes" for them on our property.

Ms. Waltzer thanked Catherine Morris and Sue Enos for their work on Norton's Circle Garden. All shareholders are encouraged to participate in our gardening maintenance by pulling a weed or two on their walks around the Grove. Plant contributions are always welcome. Call Ronnie or Jay.

RECREATION:

The Annual 4th of July parade will take place on Thursday, July 4th at 11 am. Meet down at the tennis courts. Hot dogs will be served after the parade and ceremony down at the Pavilion.

PUBLIC HEALTH/PUMPHOUSE:

The AWQR – Annual Water Quality Report has been completed. Thank you to Cindy Battreal for her assistance with this report. Residents can view the report on the website and/or ask the office for a printed copy. All else is on track at the Pump House.

BEACH:

Meghan Cassidy sent the following report: The beach is now open. We are happy to kick off the season with a cocktail party on Friday, June 21st at 6 pm. BYOB and an appetizer to share and of course, weather permitting.

Our rentals are in the shed and ready to go. Don't forget about our new grill which was installed late last summer.

We had two incidents recently at the beach. First, three high school students, one being a Vail's Grove resident, was caught under the influence. More recently, 6 beach chairs and a picnic table were reported missing one morning when the lifeguards arrived for work. The police were called. The items were found at Sue Callahan's yard. She was asked to return them. The next day they were not returned so Jay Moore and his assistant Tyler brought them back. The Beach Committee is asking for the landlord to be fined, as stated in the rules and regulations. We are also asking that the resident responsible for taking the items perform 5 hours of community service here at the Grove.

LEND-A-HAND:

No Report

WELCOME:

We welcome Nina and Lucas Kane and their children at 8 Terrace Drive.

NEW BUSINESS:

Ms. Ryan spoke about her concern regarding rental properties here at the Grove. She is concerned that the property values could go down, as this should not be an investment community. Her thought is to possibly put more boundaries in place and possibly increase the percentage the Grove charges landlords who pay a monthly fee for their rentals. Ms. Battreall stated that out of 173 homes, we have only 7 rentals in place at this time.

Meeting adjourned at 8:55 pm