

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

March 15, 2011

CALL TO ORDER:

Vice-Chairperson Rubini called the meeting to order at 8:00 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the February 15, 2011 Board meeting, Mr. Witte seconded. Abstained: Ms. Rubini. All others in favor. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

None

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Ms. Rubini read a letter from Landscape Unlimited:

February 24, 2011

RE: Vail's Grove Cooperative Sanitary Sewer Extension for the Peach Lake Sewer District: Lakeshore Drive Water System Improvements

"Cindy:

Per our conversation today about the water main repair at 17 Lakeshore Drive be advised that this is the third leak that Landscape Unlimited has had to repair.

The leaks are occurring on the house side of the new valves are old and worn.

This can become a repetitive problem since a new main has been installed which has increased the pressure and volume on the old pipes. Landscape Unlimited work installing

the new main is not the cause of this problem since or work ends at the valves as per our contract with the Towns of North Salem and Southeast.

We've made these repairs and we will make this one at no charge to the Cooperative. However, if they keep occurring we will have to discuss the finances of this matter.

Sincerely,

Stephen Vieira, President"

The Board discussed this issue and it was decided that information would be sent to the homeowners explaining that if these leaks occur between the curbstops and the house, it is the owners responsibility to repair said leak. Jay Moore will draft a letter to this effect.

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

Mr. Duffy reported that in the Executive Session, the following was discussed:

-A letter from Warren Lucas, Supervisor, Town of North Salem, explaining that the residents of North Salem will receive the first assessment for the WWTP in April.

-Wetland Mitigation area

-Maintenance job description

TREASURER:

Ms. Mytych reported that the 2010 Financials have been completed and approved, the 2010 Corporate Taxes have been filed and there are presently no stockholders who need to be sent to legal for collections.

SECRETARY:

Ms. Enos reported that the next Board meeting would be held on Thursday, April 21 at 6:30 pm. This will be a dinner meeting and the Survey Committee will be presenting. It was also discussed that a letter needs to be sent to Stockholders from Ramp 2 to the

Pavilion, asking them if there are any landscape issues, etc. that would need to be looked at prior to releasing the retainage money due to Landscape Unlimited.

Ms. Enos read the Follow-up list to remind the Board members what their responsibilities are. Each board member who has an item on the list will report when it is their turn on the agenda.

Ms. Battreall reported that the stockholder who is presently being charged once a month for an unregistered vehicle, has been paying and is up-to-date as far as our 2 quarter in arrears rule. The Energy Audit for the Pavilion is in the process of being scheduled for sometime at the end of March.

Deadline for next issue of Vail's Voice will be March 25, 2011.

SUNSHINE:

Ms. Enos reported that Michael Davies had a medical procedure today and we all wish him well.

REAL ESTATE:

No Report

BUILDINGS & GROUNDS:

Jay Moore reported:

Ramp 5 sign has been repaired and will be re-installed as soon as weather permits.

Speed bumps will be installed in April.

The Book Nook in the Pavilion is almost complete.

6 Floats at the Beach need repair and will be done when the docks are installed.

The pothole at 91 Vail's Lake Shore Drive has been filled.

Landscape Unlimited has repaired the water main line leak at 17 Vail's Lake Shore Drive.

The new furnace has been installed in the large room of the Pavilion.

Victoria Desidero, Cindy Battreall and Jay Moore have opened bids for lawn care in the office today. Ms. Mytych made a motion to approve Salem Landscaping at the price of \$265 per cutting. Ms. Waltzer seconded. All in favor. Motion approved.

Mr. Witte inquired about the guardrail that is on the side of the Road at Vail's Lake Shore Drive. Mr. Moore will have it removed.

PUMPHOUSE:

Mr. Moore stated that Arben had clipped one of our electrical lines going to well pump 2 and they repaired it immediately.

There was a problem with one of the other well pump sensors and P.F. Beal repaired it.

Mr. Moore reported that we are using about 17,000 gallons of water daily and 30,000 gallons a day on the weekends.

MEMBERSHIP:

Mr. Ryan made a motion to approve a re-finance application from Colleen Rodriguez pursuant to receiving an appraisal showing it is not more than 80% of appraised value. Ms. Enos seconded. All in favor. Motion approved.

BOAT RAMP/NORTH END STORAGE:

No Report

PAVILION:

Mr. Witte made a motion to approve a rental application for April 21st by Marie Fagan pursuant to receiving the proper insurance and payment. Ms. Mytych seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

OMBUDSMAN:

No Report

LEGAL:

Ms. Rubini reported that the Retention Basin Issue is presently on hold.

Ms. Rubini looked through the By-Laws and reported that presently there is no specified time in which survivors of an estate need to have the ownership of the house transferred into their name. Ms. Rubini suggested that the Grove give survivors an appropriate

amount of time prior to sending them a letter of informational request about ownership and who is living in the house. The Board discussed the issue of individuals living in one of these houses and the issue of these individuals being properly vetted for the safety of the community. This matter was discussed and, at this time, Ms. Rubini will be sending a letter to the estate of a stockholder inquiring about who is presently living in the house. This person does need to be vetted and they need to have read the Rules and Regulations of Vail's Grove Cooperative, Inc. It was also discussed that in the future a standard letter be sent to families after a certain period of time after the death of a Stockholder. Ms. Mytych made a motion to send a letter to the occupant of a house owned by a deceased stockholder inquiring as to residency. Ms. Waltzer seconded. In Favor: Mr. Ryan, Mr. Norcross, Mr. Duffy, Ms. Mytych, Mr. Cassidy, Mr. Witte, Ms. Waltzer. Against: Ms. Myers, Ms. Enos. Motion approved. Ms. Myers stated for the record that she would like a process to be put in place for these situations in the future.

The meeting went back to Ms. Enos, who discussed the basic conceptual drawing from the architect for the re-building of the six-car garage. There were many suggestions from different individuals regarding building material and possibly some inside structural changes. Mr. Duffy made a motion to use this conceptual drawing for a new six-bay structure and see if it would be conceivable to build some storage upstairs, then have bid packages prepared and to put this project out to bid. Ms. Myers seconded. All in favor. Motion approved.

The meeting then went back to Legal, at which time Ms. Rubini stated that Item 3 from her follow-up list could be removed. The issue of the retention pond will be taken care of by the Town Supervisors. Ms. Rubini reported on Item #4 – Deposition on February 15 regarding the slip/fall at Vail's Grove. Ms. Rubini stated that the deposition was as expected and most likely, the Stockholder's Insurance Company and our Insurance Company will settle.

RECREATION:

The Vail's Grove Easter Egg Hunt will be on Friday April 22 at the Pavilion.

SOCIAL:

No report

SURVEY:

Mr. Duffy reported that all of the Surveys are completed. Still in discussion is what type of paper the Surveyor will supply the surveys on to be stamped as the final, official copies. The entire survey project will be discussed on April 21st for final review and the Board will take a vote to ratify the surveys.

TREES:

No report

AESTHETICS:

No report

WWTP:

Mr. Duffy made a motion to give Stearns & Wheler authorization to make the Wetland Mitigation area adjacent to the ball field according to the location on the map. This authorization will also be pursuant to restoring the area east of the Boat Storage area back to its original condition with plantings. The area is a triangular section located in the far Northeast corner of the ball field, running approximately 170 feet East, by 120 feet North, by 100 feet West, as shown on the map entitled "Mitigation Wetland (Wetland Mitigation Location)", prepared by Stearns & Wheler, Job 81015, Sheet WETMIT1, dated March 11, 2011.

Ms. Mytych seconded. All in favor. Motion approved. Mr. Duffy stated for the record that the Town of North Salem is sending out a letter to the residents of North Salem regarding homeowners being billed an assessment with their April Tax bill, so that the Town can start repaying the Bond in November per law. The present hook-up date of the WWTP is spring of 2012. In the fall, the Grinder Pump contracts will be awarded. In addition, Landscape Unlimited will be correcting problems with roads that have been damaged over the water months.

SURVEY REVIEW:

No report

PUBLIC LIAISON:

No report

BEACH:

Mr. Cassidy reported that applications are still being accepted for Lifeguards. The schedule of Beach events will be coming out shortly.

PUBLIC SAFETY:

No Report

LEND A HAND:

No Report

WELCOME:

No report

INSURANCE:

No report

New Business:

Mr. Duffy reported that a new committee has been formed to investigate the issue of problems getting mortgages or re-finances here at Vail's Grove. This committee will be Co-Chaired by Jim Cull and Mary Rubini. In addition, Tom Duffy, Jay Couillard and Fred Witte will serve on the committee.

Meeting adjourned at 9:49 pm.