

VAIL'S GROVE COOPERATIVE INC.
BOARD OF DIRECTOR'S MEETING

MAY 21, 2008

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 8:10 pm and asked all present to rise for the Pledge of Allegiance.

ATTENDANCE:

Victoria Desidero, Secretary, took attendance. Present: Ronnie Waltzer, Victoria Desidero, Ray Harting, Peggy Boyle, Jim Andes, Bob Gregory, Fred Witte, Tom Duffy, Ellen Mytych. Absent: Mary Rubini, Simone Havel.

ACCEPTANCE OF MINUTES:

Victoria Desidero made a motion to accept minutes from April 16, 2008 meeting. Ray Harting seconded. All in favor. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. James Collins informed the Board that he would once again be the Grand Marshall of the July 4th parade here at Vail's Grove. He also informed us that he would take a trip to Jamaica in September.
2. Jack Keiley of 5 Vail's Lake Shore Drive would like to install a retractable awning on his back deck and asked the Board if he needed approval for this. The Board informed him that no approval from the Board was necessary. Mr. Keiley also stated that the drainage problem still exists at his property. The water is not flowing into the catch basin. Jack Waltzer said that it would be discussed with our blacktop contractor.
3. Margaret Flannery reported about the progress regarding the Neighborhood Watch Program. She is still trying to arrange for a date for training here at the Grove. Margaret also reported that there is a lot of garbage being thrown about at Ramp 3. Jack Waltzer will have maintenance check the area each day.

COMMITTEE REPORTS:

Chairperson:

Ronnie Waltzer announced that she has formed sub-committees for certain projects. Ray Harting, John Lee and Jack Waltzer will be working on revising the Rules & Regulations. Frank Cassidy, Peggy Boyle and Simone Havel will be working on a possible Flip-Tax presentation, which would need to be presented to the shareholders and voted on at the annual meeting. A change to the By-laws would also be required. Victoria Desidero and Bob Gregory (Jay Couillard will be asked as well) will work on setting up a policy for Boat Storage area/Boat Ramp usage during the beginning of boat season and end of boat season.

Ronnie thanked Michael Davies and Jay Moore, with some help from Jack Waltzer for the clean up at the North End and Koestler's Garden.

Ronnie read a thank you note from Jim Burns, acknowledging the moving of the chain at the Beach parking lot.

Framed photos/memorabilia have been hung again in the small, renovated room in the Pavilion. Some wall space will be saved for new photos.

PRESIDENT:

Tom Duffy reported that in the Executive session, the Board discussed financial matters and violations, including stockholders in arrears.

SECRETARY:

Victoria Desidero reminded the Board of the upcoming deadline for the next edition of the Vail's Voice, which is May 29th. These submissions should be sent to Claudia McGuinness or Cindy at the office. The office will be closed on Monday in observance of Memorial Day. Board members terms, which are expiring this coming summer, are Ray Harting, Ellen Mytych, Bob Gregory and Mary Rubini.

TREASURER:

Ray Harting presented the first quarter budget vs. actual spending report, which will be published in the Vail's Voice.

Ray made a motion to send two stockholders in arrears to legal. They owe in the amounts of \$1196.73 and \$1516.30. Victoria Desidero seconded. All in favor. Motion passed.

REAL ESTATE:

Tom Duffy made a motion to accept application from Sharon and Matt Scott of 57 Vail's Lake Shore Drive to place a shed on the south side of their property. Ray Harting seconded. All in favor. Motion passed.

Tom Duffy made motion to accept application from Margaret and Bill Quinn of 53 Vail's Lake Shore Drive to place a shed on the north side of their property. Ray Harting seconded. All in favor. Motion passed.

Tom Duffy reported that Michelle Verhave of 9 Vail's Lake Shore Drive has submitted an application to build a second story onto the house. Tom reports that there is an issue with the accuracy of the dimensions. The Real Estate committee recommends not voting on this application at this time. Tom stated that the Committee has requested additional information, which we have not received. Tom stated that there is an outstanding permit from September 2007 to fix the foundation. Further inspection shows that the footprint has been exceeded and a foundation for a fireplace has been constructed. The Board did not approve this bump out. The Real Estate committee recommends a letter send imposing an improper use fee of \$100 with 10-day notice to remove. If not removed, an additional fee of \$25 per day will be imposed. Once it is removed, they are to notify the office for inspection. A second story addition is not on the

footprint so Tom wants a professional plot plan first, to check side yard clearances, which might be a problem because there might be a property dispute. That is the reason the vote will not be taken. The plans show the bump out, which was never approved by board. Jim Burns stated that the fireplace bump out was done to relocate an existing fireplace that is being removed. It is not any further out. It is under an existing deck. He would be willing to discuss this as long as it has nothing to do with the issue at 11 Vail's Lake Shore Drive. He has invited the RE committee to come to look at the house but not to involve the property/house at #9. Ellen Mytych asked if Mr. Burns knew that he needed approval. He said that perhaps it was an oversight but the other fireplace was falling apart and it needed a new one. Mr. Burns said that if the Board wants it out, he would take it out. It is under the existing deck and does not go any further out than the old one. Ronnie Waltzer and Victoria Desidero will meet with Mr., Burns to discuss the issues at #9. Tom stated that there is a dispute between 9 and 11. The motion is re-stated: An improper use fee of \$100, and after 10 days, if it is not removed, there will be \$25 a day improper use fee. Two representatives from the Board need to inspect this when completed. All in favor. Motion passed.

Tom Duffy said that the second issue is that there is a property dispute, in which Mr. Burns property encroaches on Verhave property by several feet. Mr. Burns needs to submit a plan to show all the distances to the neighbor's property. Ray said that our side yard set backs are different than the Town. Ours are 10 feet and the Towns are 20 feet. He said that we have always approved variances, but we need to know exactly what the numbers are before approval can happen. The only thing that was ever surveyed here is the entire property of Vail's Grove Cooperative. The Board first has to approve this variance and then he has to go to the Town to get permits. Ray does not recall anyone being turned down for some minor encroachment. If you have a professional survey done, you need to meet with the person; to be sure you are all in agreement. We cannot let someone build a 2-story house when it becomes multiple feet out of the footprint. We need to be sure that all the side yards are in agreement and that everyone is on the same page. Tom stated that the committee would do everything they can to see this house built. Ronnie and Victoria will meet with Mr. Burns on this issue.

MEMBERSHIP:

On behalf of Simone Havel, Ronnie Waltzer made a motion to approve sale of the William Sullivan Estate to the son, William Sullivan. Tom Sullivan will continue to live there. Victoria Desidero seconded. All in favor. Motion passed.

BUILDINGS & GROUNDS:

Jack Waltzer reported that the Beach would be open by this weekend. New sand will be brought in and the docks will be in.

Drainage issues still exist at O'Loughlins house. A blacktop company says that they can build up an area, which will keep the water from going over into driveway. Jack will ask the O'Loughlins if their homeowners insurance can possibly cover some of the damage.

90% of the temporary speed bumps have been installed.

Jack thanked Michael Davies for all of his hard work at the North End and Koestlers Garden.

The small room of the pavilion is now complete and Jack thanked the Aesthetics Committee for their hard work.

The potholes will be fixed with cold patching. Jack will be working with Jay Moore on this. Weed killer has been put on the tennis courts and as soon as that has taken effect, the tennis courts will be worked on to achieve playable condition.

Patti Goor at 29 Orchard has sent a letter to Maintenance regarding a wall of hers that she is unhappy with. Jack will also take care of that with blacktop.

PUMPHOUSE:

Jack Waltzer thanked Fred Witte and Cricky Murphy for checking on the pump house while he and Jay Moore were away. The AWQR annual water report will be completed next week and mailed to the stockholders.

PUBLIC SAFETY:

Security is now working on the weekend evenings. We will post on the website the security phone number and police contact information and also put in the Vail's Voice. Stockholders can call 911 and ask for Troop E if you are in Westchester, in Southeast, dial 911 and ask to be transferred to Putnam County Sheriff.

We have information on security cameras, which will be passed to Ray Harting for more research.

WWTP:

Peggy Boyle stated that we have 2 concerns: One major change is that Stearns & Wheler has looked at the North End again and are asking for more property for truck turn-around. Peggy passed out information about this issue (Map). The new map still brings us questions. Stearns & Wheler is working hard and working fast. We need to understand the rationale about this request for more land. We would get more money if they get more land. We may need to have a meeting with Sarah Cwikla. We are not prepared to have a meeting with our attorney until we find out why they need a turn around and why they need more land. Ronnie asked for specifications about what they need. Tom Duffy said that they are not being very clear on what they need. Peggy said she has told Stearns & Wheler that we have spent a lot of time showing our residents the land that we previously decide to sell. Sarah needs to understand this. We are not prepared to move forward with this until Peggy is clearer on what they want. Tom spoke to Sarah today and asked her to modify the plans so that they do not need a turn around. Sarah wants an additional 100 feet toward the first house on 121. Sarah said nothing would be built there but they need the land. Peggy and Tom are concerned about what would happen years from now with that land. Peggy wanted to convey that she wants to provide justification on this issue before she presents to the Board for approval.

The second issue is about the sewer district application. The application went out during March. Southeast was a little late. The hope was to get all of this together by the end of June so that the low interest financing can be done this summer. We missed the June meeting and Peggy

hopes to get the sewer district formed before the September meeting with the EFC Board for the financing. Peggy is still waiting for the cost analysis and then hopefully set up a meeting.

SUNSHINE:

Cindy Battreall read a thank you note from the Theresa Myers family.

AESTHETICS:

Victoria Desidero reported that the committee is waiting for the weather to get better for planting. A meeting has been held. Joan Sheridan will be getting us plants at "cost".

BEACH:

Cindy read the Beach report from Claudia McGuinness: Beach will be open for Memorial Day weekend. 4 Lifeguards have been hired with an additional 2 getting their training. Sunset cocktails and Sunday brunches will be held soon.

RECREATION/CONCESSION:

No report

COMMUNITY/SOCIAL:

Fred Witte will be organizing the annual July 4th festivities and possibly doing a family picnic again this year. Victoria suggested that Fred tries to get more stockholders to help with events. Ronnie suggested that people are flattered to be asked and if you personally ask, more volunteers might come forward.

PAVILION:

Cindy told the Board that "Thank-you" came from Joan Myers for allowing the students from North Salem to use the Pavilion for Prom pictures, due to the rainy weather.

Jim Andes made a motion to approve an application from Peggy Boyle for rental on June 29th. Victoria Desidero seconded. Peggy Boyle abstained. All others in favor. Motion passed.

Jim Andes made motion to accept application sponsored by David Bruen for rental by a non-stockholder (Senese) for rental on October 12, 2008. Victoria Desidero seconded. All in favor. Motion approved.

Jim Andes made motion to accept application from Joan Mullins for rental on August 2, 2008 for the small room. Fred Witte seconded. All in favor. Motion passed. (This is a surprise party).

INSURANCE:

Bob Gregory reported that all renewal policies are in for our insurance.

Ellen Mytych made motion that new employees should be eligible for medical insurance coverage on the first day of the month after 90 days of employment. Ray Harting seconded. All in favor. Motion approved.

Mr. Gregory reported on the status of oil tank insurance program. Mr. Gregory will be holding a meeting and a workshop regarding oil tank insurance. Pro Guard will work with the committee to inform who has not paid or renewed their policies.

Mr. Gregory said that of the 173 homes here at the Grove, we know of approximately 56 policies with Pro Guard, 24 who are covered under Homeowners Insurance, 12 are covered by Burke, and 12 who are still being worked on. 69 people are keeping their type of heat and coverage to themselves. Mr. Gregory said that stockholders are required to let us know what kind of heat they have. Mr. Gregory and Fred Witte will be working on this program and sending out a survey requiring stockholders to tell us what kind of heat they have. We will invite Pro Guard, State Farm and another company to be present at an insurance meeting.

Mr. Gregory requested that all members of the Board be sure that they have given their heat information already to Mr. Gregory.

Mr. Gregory announced that the Memorial Day Parade sponsored by Brewster Fire Department and the VFW will be on Monday, May 26 at 11 am at Electrazone Field.

LEGAL:

Mr. Gregory reported for the Legal Committee. Mr. Becker continues to work with the Real Estate Committee, WWTP and the Grove office regarding closings.

OMBUDSMAN:

Ellen Mytych reported about a complaint from Letizia Diamond about the garbage situation at the Hunters of 26 Vail's Lake Shore. The Hunters come up on the weekends and do not properly put their garbage in the proper containers. Due to this, animals are going through the bags and garbage is being strewn all over. Letizia Diamond has been cleaning this. We will send the Hunters a letter stating the rule that they need to follow. If complaints continue to be received, an improper use fee will be imposed. Ellen Mytych and Cindy Battreall will work on this communication.

COMMUNITY LIAISON:

Mr. Gregory reported that Margaret Flannery has been doing most of the community liaison work. Margaret has been attending meetings in Southeast. Southeast school taxes will be going up 2.88%, and North Salem school taxes are going down 4.02%. Margaret is trying to find out the reason for the raise in Southeast taxes.

Cindy thanked Ann Marie Keiley for her coconut custard pie that she brought to the meeting.

Meeting adjourned at 9:54 pm.