

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

October 19, 2010

CALL TO ORDER:

Chairperson Victoria Desidero called the meeting to order at 8:10 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. Mytych, Mr. Norcross, Ms. Rubini, Mr. Ryan, Ms. Waltzer, Mr. Witte. Absent: Ms. Myers, Mr. Cassidy

ACCEPTANCE OF MINUTES:

Ms. Enos made a motion to accept the minutes of the September 21, 2010 Board meeting. Mr. Witte seconded. Ms. Rubini abstained. All others in favor. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. Dress inquired about the status of the dye test on the property at 105 Vail's Lake Shore Drive. Mr. Dress stated that the ground is very wet and the smell is very bad. Ms. Desidero stated that we have been in contact with Mr. Costello and we are trying to get Mr. Costello to agree to a dye test. The Board decided that a letter would go to Mr. Costello giving him a time frame about when he can let us have Tyndall do the dye test. Ms. Waltzer made a motion to have a letter sent from Ms. Rubini informing Mr. Costello that he must give us access to the house for a dye test within 10 business days from receipt of letter or a fine of \$100 plus \$25 daily will be assessed. Mr. Duffy seconded. All in favor. Motion passed. Ms. Desidero also stated that a portion of the Proprietary lease that states the stockholders responsibility for septic upkeep would be made a part of that letter.

Mr. Dress then inquired about the issue regarding his survey. He stated that he had previously had a survey done by the same company the Grove is using (Bergendorf-Collins) and it shows a different property line. He wants to be sure that this issue is not finished. Ms. Waltzer stated that the entire packet of information of his survey would now be turned over to the Survey Review Committee who will meet and then bring their findings back to the Board. Ms. Desidero explained that this was a process that we would do for anyone who has questions about their surveys.

COMMITTEE REPORTS

CHAIRPERSON:

Ms. Desidero announced the new committee list, which will be published in the new directory and also in the next issue of the Vail's Voice.

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

Mr. Duffy reported that in the Executive session, we discussed: the Costello septic issue, Halloween concerns, the new access road, Landscape Unlimited wanting to work more hours, the upcoming budget for 2011, tax issues and the trailer that was stolen from the North End.

Mark Viera from Landscape Unlimited had made a request to work until 6 pm, in order to move more quickly. Mr. Duffy made a motion to allow Landscape Unlimited to work from 7 am until 6 pm and on Saturdays from 8 am until 6 pm. Ms. Enos seconded. Vote taken. All in favor. Motion approved.

The access road was built within the last day from the end of Maple Lane into Vail's Lake Shore Drive. This will be a temporary road. Jack Waltzer and Jay Moore can investigate about the possibility to make it wider.

SURVEYS:

No Report

TREASURER:

Ms. Mytych provided a year-to-date to the Board regarding spending for the first three quarters of 2010. A draft of the 2011 budget will be presented at the November meeting.

OMBUDSMAN:

No report

SURVEY REVIEW:

No report

SECRETARY:

Ms. Enos reported that the office will be closed on Thursday and the directory deadline had passed. We are hoping to get more ads to cover the entire cost, which has been the case in the past few years. The Directory will be sent out to all residents by the end of November. The following are updates regarding the Follow-up list: The Rules and Regulations need to be re-posted on the website. The tax credit issue regarding the amount of land we have been charged for will be put on hold per Ellen Mytych and Tom Duffy until all surveys are completed. An additional letter and fine has been sent to Mr. and Mrs. Goodman regarding the unregistered vehicle being covered by a professional car cover or removing of the vehicle. The Fire Alarm testing and approval is almost complete and will be taken care of by Michael Davies. Ms. Desidero stated that the temporary road next to Maple Lane being made permanent is a long-standing issue that is still being worked on. Ms. Desidero will write something up for the next meeting regarding the change of grade on stockholder's leased land. Ms. Rubini stated that her follow-up items are in progress. She stated that it has been decided that spouses who are not on Proprietary lease would need to be fully vetted prior to them being added to proprietary lease, even in the case of death of present owner. Ms. Battreall will inform Mr. Colavito of this decision. Ms. Rubini also stated that we would start to vet whatever adults are listed on a membership application, whether or not they will be on the Stock and Lease. Ms. Waltzer asked how much time we allow family members to do the appropriate paperwork for change of ownership when the stockholder has passed away and family members are presently living in the house. Ms. Rubini will investigate that issue. Mr. Duffy stated that regarding any septic issues that may arise, as we are so close to the new sewer system, each situation would be dealt with whatever remedy would be necessary until the sewer system is working. He also reported that the 8-foot issue at the North End is still being discussed.

MEMBERSHIP:

No report

SUNSHINE:

Ms. Enos reported the birth of Riley Mullarkey to Mr. and Mrs. Carroll on Hilltop Lane, announced that Ms. Battreall has reached her 4-year anniversary here at the Grove, and wishes Ms. Battreall's father good luck and good health on his upcoming surgery.

LONG RANGE PLANNING:

Ms. Desidero said that this Committee is still working on getting a survey out to residents regarding what people would like to see happen around the Grove. (Wish lists)

BUILDINGS & GROUNDS/PUMPHOUSE:

In Mr. Waltzer and Mr. Quinn's absence, John Moore reported for Buildings & Grounds:

The berm at 82 Vail's Lake Shore Drive is on hold until after paving is done. The high grade at 36 Vail's Lake Shore Drive will be part of future drainage work and is on hold. Dock repair needs to be done on just about every dock in the Grove. One half of the Grove docks are removed with the others happening shortly. The review of additional dock space is also on hold. Snow plowing bids were opened and Tompkins Lawn & Landscape was the low bidder and has agreed to hold this price for a two-year contract. Ms. Enos made a motion to approve hiring Tompkins for this contract at a total cost of \$13,800. Ms. Waltzer seconded. All in favor. Motion passed.

Mr. Moore also discussed the fire hydrant issue at the Keith house. Mrs. Keith would like this hydrant moved or lowered as it interferes with her parking ability. Mr. Moore stated that he might be able to lower the cap or get a flat cap.

PUBLIC SAFETY:

Mr. Matachierri will be coordinating the security for Halloween. John Moore will be working that evening as well, along with volunteers from around the Grove. Many robo-calls will go out reminding people about safety on our roads, as they are not in great condition due to construction. The Board also recommends early trick-or-treating and for all to carry flashlights. The office will mail guest passes. Ramp One will be open. Ramps 2 and 3 will be closed. There will be a guard at the access road at Maple Lane. We will ask Mr. Viera about closing up any open areas for Halloween evening.

RECREATION/SOCIAL:

Meghan Cassidy organized a Tag Sale. Signs were posted all over Brewster. Hopefully, there will be more traffic next year. The Halloween Pumpkin Carving/Covered Dish Dinner will be on October 30th at 5:30 pm. December 18th has been set as the date of the Grove holiday party.

TREES:

Ms. Waltzer and Mr. Norcross had a meeting and many issues are to be discussed before a tree policy is formally issued. A new arborist was paid \$100 to look at more Grove property trees. More discussion was had about trees and responsibility and more research will be done on that issue. Ms. Battreall suggested that we have Pat Clair from SKCG, our Insurance Broker, come to talk to the Board about all of our insurance and hopefully the tree issues can be answered at that time. A letter from Mr. and Mrs. Boyle was discussed. This letter asked for some reimbursement regarding the removal of a tree that fell onto their home. Mr. Ryan made a motion to table this decision to next month, in order to verify whose property this tree was on. Ms. Rubini seconded. Vote taken. All in favor. Motion passed.

REAL ESTATE:

No Report

COMMUNITY LIASON:

No Report

AESTHETICS:

Ms. Desidero announced that there is a new birdhouse that will be installed at Norton Circle at the North End and the signs for Tompkins Garden at Norton Circle have been delivered and that this installation will happen in the spring.

BOAT RAMP/NORTH END:

Mr. Ryan has volunteered to get the keys from John Myers for safekeeping. The North End gates have been left open two weekends in a row. The construction lock was on the gate and the Vail's Grove lock was broken. We also need to find out how Arben got possession of a key at the North End.

INSURANCE:

No report

PAVILION:

Mr. Witte made a motion to approve the rental application form Mr. and Mrs. Cassidy for October 23rd for the small room for a children's party at the rate of \$40. Ms. Enos seconded. All in favor. Motion approved.

NEW BUSINESS:

None

Meeting adjourned at 9:55 pm.