

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

November 20, 2012

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:04 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Battreall stated that she needs to make a correction about an abstaining vote from last month's minutes. Ms. Myers made a motion to approve the minutes based on that correction. Ms. Enos seconded. Ms. Waltzer abstained. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

None

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Mr. Ryan stated that we have one letter from Eileen Brooking, a shareholder regarding her concern about trees across from her home, on another Shareholders property. She feels these trees are dangerous. This issue will be referred to the Tree committee, and then if necessary, to the Ombudsman.

COMMITTEE REPORTS

CHAIRPERSON:

Mr. Ryan reported the following: Work continues on the 2013 budget and it is in its final stage. The board is working diligently to keep costs under control. Mr. Ryan stated that Ellen Mytych did a great job with the budget and we owe her a debt of thanks. This issue was relatively easy this year and is due to Ellen Mytych's diligence. We are looking into the possibility of installing a generator at the Pavilion so that when there is a loss of power in Vail's Grove, we can possibly provide shareholders a place to stop in and "warm up" and re-charge. As a result of the last storm, many shareholders lost power for an extended period of time. We would like to thank both Cindy Battreall and Jay Moore who worked tirelessly to keep us going. Business was conducted via text and cell phone.

During power outages, the Peach Lake Sewer District is responsible for the grinder pumps at our houses. The contractor running the treatment plant should be contacted if any resident experiences a problem with their grinder pumps. We will post their contact information on the website.

VICE-CHAIRPERSON:

No report

VICE-PRESIDENT:

No Report

TREASURER:

Ms. Mytych stated that the Board had a chance to look at the budget draft in the Executive session and the salary recommendations and the Board approved of the draft. Ms. Mytych made a motion to approve the 2013 budget and the salary recommendations that were reviewed in the Executive Session There will be no increase in quarterly fees thanks to the diligence in curbing spending by our Committee Chairs. Ms. Myers seconded. All in favor. Motion approved.

Ms. Mytych made a motion to send six stockholders to Legal for collection to begin, as they are two quarters in arrears. Ms. Myers seconded. Ms. Rubin abstained. All others in favor. Motion approved.

Ms. Enos stated that for as long as she has been on the Board, Ms. Mytych is the best Treasurer we ever had. Ms. Battreall stated the same sentiments. Mr. Ryan stated that all Board members and Chairs have helped keep our budget in check. Mr. Ryan thanks everyone for keeping their committees spending in order.

SECRETARY:

Mr. Cassidy reported the following: Due to the Hurricane and power outage, the office is still playing catch up on day to day business. The Directory has just gone to the printer for the first draft. The Final 2013 edition will probably be mailed out with the first quarterly mailing in January to save postage. The internet in the office was restored on Monday, November 12 and phone usage was restored on November 15th.

The Office is very interested in having us get a generator for the Pavilion, both for the use of the office and also for the Stockholders to be able to utilize the Pavilion for warmth, refrigerator, freezer, charging stations, TV, wireless use, and socialization should such an outage occur again.

The office will be open for ½ day on Wednesday, and closed on Thursday and Friday for Thanksgiving.

The deadline for the Vail's Voice is November 25th. Please have submissions to Meghan Cassidy by then.

ETHICS:

No Report

FINANCE:

No report

BUILDINGS & GROUNDS:

Mr. Moore reported the following:

Work is continuing on leaf clean-up on all common grounds. B&G is catching up on all storm debris and finishing up with the cleanup of all gardens before winter. B&G repaired the Vail's Grove Ramp 1 sign and post that was damaged from the storm. Speed bumps are being marked/painted to make them more visible. Tompkins Landscaping was in with a chipper to remove large trees and large branches that came down in the storm. Mr. Moore reminded everyone that leaf bags are for leaves and grass clippings only. No sticks, branches or brush should be in the leaf bags. We now take the leaf bags off site and they do not want sticks or branches mixed. Mr. Moore will write a reminder for the Vail's Voice. If residents do not follow these requirements, Mr. Moore will start leaving the bags at the curb side until the resident fixes the issue. Branches are to be cut to four foot lengths and piled neatly at the street curb. Buildings and Grounds is looking into the cost and benefit of having a generator installed at the pavilion. Because of the high demand for generators now, we were only able to meet with one contractor for a consultation and estimate. We plan to get more companies in for estimates. Mr. Moore hopes to propose options at the next meeting. Mr. Ryan suggested that when we go out for bids for lawn cutting, we include fall leaf clean-up in the bid. He also requested that we start to go out for these bids in January/February.

INSURANCE:

Ms. McHale reported the following: We have been notified by our Insurance Broker that our carrier will be dropping us as a customer due to large loss history (which was mostly due to the garage collapse). Our broker is currently shopping around for a new carrier; unfortunately we will not have numbers until three weeks prior to the renewal date. In addition, we are consulting with other brokers for competitive prices. We have been informed that prices will be about 25% higher overall, due to the present situation in the insurance industry.

The only insurance issue which arose involving Grove property, that we have been made aware of, from Hurricane Sandy, was the sign at Ramp 1. An adjuster has been here to review and get back to us.

TREES:

Mr. Norcross reported that the tree which was an issue between 1 Hilltop and 86 Vail's Lake Shore Drive has been taken down. Trees on Hilltop Lane will be removed. Mr. Norcross will look at the trees on 18 Locust to see what the condition is. Ms. Enos asked Mr. Norcross to look at the trees next to the mailboxes on Spruce Lane.

SUNSHINE:

Ms. Enos reported the following:

Dan and Sarah Tschorn had a baby boy, Nathan on September 21st. Ken and Joan Ford became grandparents to Olivia Nicole, born to Jim and Erin Ford. Condolences to Charlie and Ellen Voelkl, Teresa and Michael Robson, Valerie Baumler, on the loss of their sons and grandson during the Hurricane. Ms. Enos also reported that condolences are given to Jay Couillard on the passing of his mother, and to Millie Martin on the passing of her sister, Dorothy Chase. The Grove received a Thank You note from Denise Andrews.

MEMBERSHIP:

Ms. Natiello made a motion to approve the rental application from Laurie Leavey to rent the Pierce house. Ms. Myers seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve the rental renewal of 19 Orchard Road for another year. Ms. Myers seconded. All in favor. Motion approved.

Ms. Natiello reported that a file has been established for the sale of the Scott house at 57 Vail's Lake Shore Drive to Tim and Eileen O'Toole. Membership Application is not needed as Mr. and Mrs. O'Toole are already stockholders.

BOAT RAMP:

Mr. Andrews reported that a fence at the North End Boat Storage area will be installed.

A request has been made for an additional public dock to be installed next spring at 65/67 Vail's Lake Shore Drive.

WWTP:

Ms. Battreall stated that the Ribbon Cutting was a very nice party. Ms. Enos stated that it would have been nice if more people attended. Mr. Ryan stated that Board members should make an effort to come to Community events, even if it is for a short time. Ms. Waltzer stated that she feels it is the responsibility of Board members to show up at these events to show support for those who are organizing .

PAVILION RENTAL:

Mr. Ryan asked the Board members to think about possibly renting the Pavilion to the general public, even if they are not sponsored by a stockholder. This could be a good way for us to make more money on Pavilion rental. Ms. Waltzer made a motion to change the security deposit for Pavilion rental to \$500. Ms. Mytych seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No report

OMBUDSMAN:

No Report

LEGAL:

Ms. Rubini reported that of the three stockholders, who were sent to legal last month, one has paid, one will pay this coming week and one is still being worked on.

Ms. Rubini reported that she did send a letter to GHD requesting that we get paid \$12,000 for the time and usage of our retention basin. Ms. Rubini stated that GHD offered us \$10,000. Ms. Rubini made a motion to accept the \$10,000. Ms. Myers seconded. All in favor. Motion approved.

RECREATION:

Ms. Rubini stated that there will be a Christmas Party in the Pavilion on December 22nd. Information will be in the Vail's Voice. Ms. Rubini also reported that there will be an annual New Year's Eve party here on December 31st. Information about that will be in the Vail's Voice as well.

Ms. Battreall stated that the 2nd Annual Vendor Fair-Ladies Night Out was held last week. It was a great success with both vendors and shoppers being very happy about the turnout. Thank you to Meghan Cassidy for organizing.

Due to the Hurricane, there was no Halloween party held.

AESTHETICS:

No Report

PUMPHOUSE/PUBLIC HEALTH:

No Report

BEACH:

No Reprt

PUBLIC SAFETY:

No report

LEND A HAND:

No Report

WELCOME:

No Report

Meeting adjourned at 9:05 pm.