

VAIL'S GROVE COOPERATIVE, INC.
BOARD OF DIRECTORS MEETING

NOVEMBER 19, 2008

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 8:07 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Secretary Victoria Desidero took attendance. Present: Ronnie Waltzer, Tom Duffy, Mary Rubini, Victoria Desidero, Ellen Mytych, Fred Witte, Joan Myers, Sharon Scott, Jim Andes, Sue Enos, Rob Norcross. Absent: Frank Cassidy.

ACCEPTANCE OF MINUTES:

Victoria Desidero made a motion to accept the minutes of the October meeting. Sharon Scott seconded. All in favor except Sharon Scott, who abstained.

COMMITTEE REPORTS:

CHAIRPERSON:

Ronnie Waltzer thanked all for attending the meeting. Ms. Waltzer asked Ms. Rubini to read something she had written about Mr. Becker, who has recently passed away.

“The recent loss of our long time resident, friend and attorney, Robert Becker, has left a tremendous void in our community, the depth of which will be felt for years to come. As most of you know, Mr. Becker served as the attorney for Vail’s Grove since the inception of the Cooperative. He, in fact, was the attorney who created the Coop back in 1973, when the land was purchased from my Grandparents, and we owe him a tremendous debt of gratitude. What some of you might not know is that during the course of his tenure as our attorney, he never one submitted an invoice to the Cooperative for his services. It is almost unimaginable to compute what those hours and hours of service would have otherwise cost the Cooperative had we retained an “outside” attorney. Through the generousness of his heart and his spirit of community, Mr. Becker was always there for us to answer questions, render an opinion, tend to the swearing in of officers and oversee all legal matters of the Cooperative without compensation.”

Ms. Rubini added that his family is in our thoughts and prayers and it is the end of an era. Ms. Waltzer asked all present for a moment of silence in memory of Mr. Becker.

Ms. Waltzer stated that the Board has started several initiatives. “Lend-a-Hand” Committee has been set up to help shareholders when needed (meals, driving, errands). Margaret Flannery will serve as Chairperson of this committee.

The Neighborhood Watch Program – a representative from the Putnam County Sheriff’s office came to the Grove last night to address attendees. 12 people attended this meeting. We will post

of the phone number of Deputy Kanuk and he is willing to receive calls should the need arise. The Town of North Salem will also be contacted to see if they have a similar service to offer us.

Mary Rubini will now be the Chair of the Legal Committee. She will be handling collections and closings, as did Mr. Becker. If Ms. Rubini feels the need, she will retain additional outside counsel to help with legal matters.

VICE-CHAIRPERSON:

Tom Duffy congratulated Mary Rubini on her appointment. He stated that Mr. Becker would be a hard person to follow but that Mary will be able to lead us as well.

The Board discussed, in the Executive session, the issue of how many cars stockholders are storing on their properties. This will be further discussed.

SECRETARY:

Victoria Desidero reported that the 2008-2009 Directories have been mailed out. The printing was paid for entirely by paid advertisements, so we ask people to mention these ads when they patronize local businesses.

The office will be closed on Wednesday, November 26th.

TREASURER:

Ellen Mytych made a motion to send one stockholder to legal for collection proceedings to begin. Victoria Desidero seconded. Mary Rubini and Joan Myers abstained. All others in favor.

Ms. Mytych made a motion to accept the 2009 budget as presented to the Board. Joan Myers seconded. All in favor.

REAL ESTATE:

Joan Myers made a motion to accept the application from Meghan and Frank Cassidy at 2 White Oak Lane for the installation of a shed. Sue Enos seconded. All in favor. Motion passed.

Chairperson Waltzer discussed that many people are placing signs on their leased land. According to Rule 12, signs are not allowed on leased land, unless it is a contractor working on the property. Ms. Waltzer reported that those people who have signs have been notified to remove these signs. This rule will be possibly revised when the Rules and Regulations committee work on them.

Ms. Desidero asked about the homes whose windows cannot be seen with these signs. Ms. Waltzer stated that people could put signs in their windows, on their porches, in the office, by the mailboxes.

Mr. Duffy read the rule to the Board.

Ms. Rubini stated that she feels that multiple signs have a positive impact on selling. Mr. Duffy stated that in certain areas, there are many signs and the area looks unsightly, especially when the signs are FOR RENT signs. Ms. Mytych asked if there were complaints from the individuals

receiving the letters. Cindy Battreal answered that yes, we have received complaints. Ms. Desidero said you couldn't penalize people for trying to sell their homes now. Ms. Myers reminded the Board that we need to look at the rule as is written now. You could possibly change the rule in the future. Ms. Waltzer would like to know how people feel this rule should be dealt with. Mr. Duffy said he would like to see a bulletin board for people to use. Mr. Andes does not think the rule was written to keep people from putting up signs to sell their homes. Ms. Waltzer stated that this rule would be revisited and revised.

MEMBERSHIP:

Sue Enos made a motion to accept application from Ellen Bonura Watson to refinance her mortgage pursuant to receiving an appraisal. Victoria Desidero seconded. All in favor. Motion passed.

Sue Enos made a motion to accept application from Mrs. M. Mullaney for re-rental of her house on Locust Road to Mr. and Mrs. LaPorte. Joan Myers seconded. All in favor pursuant to receiving a passed septic inspection report.

BUILDINGS & GROUNDS:

Jack Waltzer announced that Jay Couillard and Jay Moore have removed all the docks. Jay Couillard will bring a dock to the welder for repair. We are also looking at ways to refit the dock so as to be able to keep the sand on the beach.

Mr. Waltzer discussed the issue of the paving on the fire road at 57/59 Vail's lake Shore Drive. The minutes will be reviewed to see if this was actually approved by a previous Board. A stockholder has expressed safety concerns about this area. Jack said that the cost for this would be approximately \$1500 or more. Mr. Waltzer personally does not see the need to pave that area but Mr. Waltzer will proceed however the Board instructs.

Ms. Mytych asked if the trucks could get down the fire roads if needed, as unpaved. Jack said the trucks could get down the road or they could put the hose in the lake.

Ms. Myers stated that that the road has become in disrepair. There was a 10-foot area on this fire road that the board agreed to pay to have paved. She stated that the drain work and paving was approved. Ms. Myers said she paid to have from 10 feet to where it is now paved at her own expense. The other issue for Ms. Myers is seeing children and older people down at that area and it is unpaved and uneven and the plow digs up more and it gets worse. The area is 15 feet by 15 feet. The area is not used for parking. Ms. Myers said this is a safety issue. Ms. Myers said perhaps they should cover the area with grass. Ms. Scott said she has seen snowplows get stuck in this area. Mary Rubini made a motion for the Board to pave that area. Victoria Desidero seconded. Mr. Waltzer further stated the area would need some prep work on this. Mr. Duffy asked for a price. Sharon Scott said that last year the price was \$900. Ms. Waltzer suggested removing the motion from the floor and discuss after the minutes of previous board meetings are reviewed. Ms. Waltzer asked for all members to look at the area prior to the next meeting. Joan Myers moves to withdraw the motion. Mary Rubini seconded. All in favor. Motion withdrawn.

Mr. Waltzer reported that there have been some major water leaks over the past few weeks which cost the Grove \$4000.

committee. Sharon stated that Fran Ott did not want to take the lead; Sharon Scott did not want to take the lead. Tom said that Vail's Grove is the lead and we should continue to be the lead. Tom does not want us to give up what we have. Tom is concerned that Sharon started a new committee without discussing this with the rest of the committee. Sharon said she asked the office when the grinder pump maps were going out and that the office said they were told to wait until Sharon got back from Florida. Sharon said she has no problem, if someone else wants to run the Coalition or WWTP Committee. Tom wants the chairman to re-define the committee. Tom said that the maps should have gone out a month ago and they just went out. Tom wants the committee to be re-adjusted and wants things to be done. Ronnie said no one wanted to step up to do Peggy Boyle's job. Tom said the committee didn't disintegrate. Ronnie said the ongoing issues will be handled by the Steering committee and these members will bring issues back to their own communities. Ronnie said that Sharon Scott would be representing Vail's on the Steering Committee. Whatever happens on the Steering Committee will come back to Vail's Grove and the Committee that has been working on in the WWTP. Again, Tom said we have been the lead community on the Coalition. Sharon Scott would like someone else to take over WWTP Committee. Victoria explained that Peggy resigned from WWTP and the Coalition. It was decided that one person from each community would be on the Steering Committee. Tom said he didn't want the lead but he didn't want to be off the committee. Ronnie said we would all work hard to try to work this out.

LEND A HAND:

Margaret Flannery stated that we have now organized a committee. The Committee will start to organize some meals to be sent to the Cassidy family. If anyone knows someone who can benefit from the committee, please inform the office or Margaret Flannery. In addition, Margaret stated that Community Action of Putnam is in need of men's coats for the winter.

PUBLIC SAFETY:

Cindy read Ralph Matachierri's report about Halloween. In addition, Deputy Kanuk from the Putnam County Sheriffs office will be our liaison for the Town of Southeast. We will call North Salem about their Neighborhood Watch committee. We will have packets in the office if anyone is interested.

RECREATION/SOCIAL:

Fred Witte reported about the Roast beef dinner. More than 100 people attended and everyone had a good time.

Mary Rubini discussed the Christmas Party at the Grove will be on December 20th from 4:00 until 10:00 m. Tickets are \$10 per adult and \$5 per child. There will be a DJ and Ledleys will cater the dinner. There will be Gingerbread houses and Santa will visit.

Saturday, November 22nd will be the first Family Rec time of the season. More dates will be announced.

PAVILION:

Jim Andes made a motion to accept application from Ellen Mytych to rent the pavilion on January 11, 2009. Victoria Desiderio seconded. All in favor. Motion passed.

Jim Andes made a motion to accept an application from Kingsleys Deli, sponsored by Frank Camissa for a New Years Eve Party. Mary Rubini seconded. All in favor. Motion passed. Parking attendant will be required.

LEGAL:

No Report

COMMUNITY LIASON:

Mr. Gregory said he would attend the Town meetings. We need additional people to represent us at the town meetings and we need a volunteer for Southeast meetings.

OMBUDSMAN:

No Report

Victoria Desidero made motion to adjourn meeting. Mary Rubini seconded. Meeting adjourned at 9:45 pm.