

VAILS GROVE COOPERATIVE, INC.
BOARD OF DIRECTORS MEETING

OCTOBER 15, 2008

CALL TO ORDER:

Chairperson Ronnie Waltzer called the meeting to order at 8:06 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Victoria Desidero made a motion to accept the minutes from September 2008. Joan Myers seconded. Sue Enos asked for some minor grammatical changes. All in favor. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. Gregory addressed the meeting and reported that the Public Liaison Committee needs a volunteer to serve as liaison for the Town of North Salem. Mr. Gregory asked for all to think about whom in the North Salem section of the Grove would be able to be asked to serve as this volunteer. Jack and Anne Marie Keiley volunteered to serve but spend the winter in Florida and will do so upon their return. We will put an item in the next Vail's Voice requesting a volunteer. Mr. Gregory stated that when Margaret Flannery comes into the meeting, she will report on the Town of Southeast.

COMMITTEE REPORTS:

CHAIRPERSON:

Ms. Waltzer reported that the new Board of Directors work is well under way. She has requested objectives from the Board of items to be worked on in the upcoming year. Ms. Waltzer suggested a "good neighbor" committee to provide help to our neighbors. We will put together some information for the Vail's Voice and see how this new committee comes together.

SECRETARY:

Victoria Desidero reported that Peggy Boyle has officially resigned from the Board of Directors due to other commitments. Ms. Desidero thanked Peggy for a phenomenal job as a Board member and the Chair of the WWTP.

Claudia McGuinness has also resigned as editor of the Vail's Voice. Claudia will write the last issue of the year and in January, Peggy Quinn will take over as editor of the Vail's Voice. The deadline for the next edition is November 28th. The deadline for the new directory is this evening. We have received \$775 in ad money, which will fully cover the cost of printing.

The lease for the Office copy machine has expired. We received and reviewed three proposals and the new machine will save us approximately \$852.00 a year.

TREASURERS:

Ellen Mytych reported that in the Executive session, the Board discussed one stockholder who is two quarters in arrears and has been sent to legal for collection proceedings to begin.

Ms. Mytych made a motion to accept Resnick & Newman as the auditors for the annual audit for the year 2008. Their fee will be \$4700 –\$5100, which is consistent with the fees that have been charged in the past. Victoria Desidero seconded. All in favor. Motion passed.

Ms. Mytych reported that the FDIC insurance in bank accounts is \$250,000, so we do not need to move any of our money at this time. Ms. Enos stated that the \$250,000 amount is only for one year.

PLEC:

Jack Waltzer reported that at the last meeting of the Peach Lake Coalition, the Coalition proposed that the Coalition and PLEC join forces. PLEC will have a meeting shortly and that will be discussed.

PUMPHOUSE:

Jack Waltzer reported that everything at the Pump house is running normally. Our last monthly report was fine.

BUILDINGS & GROUNDS:

Jack Waltzer reported that there are water problems at 22 Orchard. We need gravel on the back road behind Ramp 2. We have received proposals for snowplowing. Mr. Waltzer would like someone to make a motion to accept proposal from Hartshorn & Sons. The payment will be \$14,500 for the season. Mr. Waltzer asked for the contract to be sent to Mr. Becker for review. Fred Witte made the motion to accept proposal from Hartshorn for snow plowing. Sue Enos seconded. Victoria Desidero asked if this was the same contractor we used last year and also inquired if they are the blacktop contractors. Jack reported that in the contract, it is stated that Hartshorn is responsible for fixing any curbing damaged by snow plowing. Jay Moore will mark curbs that appear to be problem areas with tall orange sticks.

All in favor. Motion passed.

REAL ESTATE:

Joan Myers reported about the application from the Blackwell's regarding the "fencing" which was already put up. We did receive a letter from a neighbor complaining about the height of the fence. The neighbor feels that her view of the lake will be obstructed. Ms. Myers questioned the difference between lattice/trellis, permanent/temporary, foundations/no foundations, etc.

Ms. Myers makes a motion to approve the fence as is. She thinks there should be distinction between temporary structures and permanent structures. Ellen Mytych seconded. Ms. Mytych asked if there was a fee for this application. The answer is yes; the fee of \$50 was paid.

Victoria Desidero proposes that there should be a fine along with the approval. She credits Joan for the way she is dealing with Real Estate issues and credits the Blackwell's for the betterment of the property. Ms. Desidero does think certain Rules and Regulations should be changed and, in the meantime, would like to be sure that all shareholders be treated the same. There are

shareholders who have been fined in the past for doing the same type of improvement without approval. Ms. Myers amends her motion to allow the structure to remain, and because the Blackwell's went over the 6-foot limit and proceeded without authorization, they should be fined \$25.00. Mary Rubini stated that perhaps there does not need to be an application.

Mr. Blackwell stated that he apologizes for putting up the structure and, in hindsight, he would have asked permission and he would be happy to pay the fine. Vote was taken. Mary Rubini abstained. Fred Witte voted No. All others in favor. Motion passed.

Joan Myers made a motion to approve the storage pod that Brewster/Stone of 6 Terrace Drive would like to put on their leased land for furniture storage during construction. Fred Witte seconded. Mary Rubini abstained. All in favor. Motion approved.

MEMBERSHIP:

No Report

FLIP TAX:

Frank Cassidy reported that he would organize a meeting at the beginning of November regarding the Flip Tax issue.

SUNSHINE:

Sue Enos reported that Jack Waltzer and Clem DeFelice were in the hospital, as well as Gen Bauer and Adele Janacek. We wish them all well.

We received a thank you note for the Welcome Basket from Tranchida/O'Brien as well as a thank you from Jack Waltzer for his fruit basket.

AESTHETICS:

Victoria Desidero reported that the committee would be digging up some flowers that can be saved until re-planting next year and that donations of perennials (as shareholders are thinning out their gardens) are always welcome. Also, Aesthetics is planning decorations for the holidays.

BOAT RAMP/NORTH END STORAGE:

Victoria Desidero reported that the committee continues to work on the process of Boat Removal and North End Storage.

BEACH:

Rob Norcross reported that most of the docks are still in the lake. The lifeguard shack needs repair. Rob asked the office to have the phone at the Beach turned off for the season.

WWTP:

Ronnie Waltzer read Peggy Boyle's final report as Chairperson of WWTP:

"The WWTP Subcommittee and the Peach Lake Coalition met on Monday, September 29th to celebrate the sewer district formation and the closing of the financing package from Environmental Facilities Corporation. Fred Testa, our longstanding liaison with EFC, was presented with a plaque featuring a beautiful picture of Peach Lake (thank you Sue Enos) and book about Lincoln and his coalition building skills, signed by all the members of the Coalition. Fred has been devoted to this project and is an endless source of support. We have the commitment of the short term no interest funding, which will be used well into next year. Having

the approval of this short term financing puts us in very good standing to secure the long-term low interest financing for the duration of the project. A champagne toast was given to the full membership for their sustained interest and involvement. Paul Greenwood, Supervisor of North Salem, was singled out for his guts, gumption and good heart, as he was pivotal in seeing these important pieces of the process through. Our Chairperson Ronnie was kind to recognize me as having a hand in the momentum forward, which was very gracious.

Sarah Cwilka, project manager from the Stearns and Wheler Engineering firm, was asked for an updated time line for the permitting, bidding and construction process.

I have received the time line a few days ago (see attached). It would be in the Vail's Grove and the Peach Lake Coalition's interest to have Coalition leadership arrange a meeting very soon to review the time frame, as it seems that the process may take longer than many of us expected based on previous meetings. When Sharon Scott and Tom Duffy return, a date for the meeting will be solidified and you and the lake-wide Coalition leadership will be notified.

The subcommittee and the Coalition will also discuss at the meeting how to organize the delivery of individual drawings of the location of sewer hookups to each shareholder for their review and signature. We anticipate having those drawings delivered to each community by the end of this week by Stearns and Wheler.

This will be my last report to the board. I regret not being able to continue serving with those of you I have worked with for two years and also regret not being able to work with the new leadership on the board. I request that I be copied into emails regarding the project and will remain interested and will come to meetings when possible. Our community is in good hands with Sharon and Tom and the full board, as well as people like Fran Ott, Charles Voelkl and many other leaders around the lake monitoring the progress of this important initiative."

PUBLIC SAFETY:

Ralph Matachierri will be the new Public Safety Chair and will be paid only for his time actually patrolling the Grove when determined by the Board. We will be setting up a Neighborhood Watch meeting with volunteers from the Grove and the representative from the Putnam County Sheriffs Office. The Committee can decide to what extent we need to have a Neighborhood Watch.

RECREATION/SOCIAL:

Mary Rubini stated that the Covered Dish/Halloween Pumpkin Carving Party would be on October 25th.

The Roast Beef Dinner will be held on November 15th. The price will be \$10/adult, \$5/child. There are sub-committees working on this dinner. Volunteers are always welcome.

Mary Rubini also reported that Saturday afternoon Rec time at the Pavilion would be starting again when the weather gets colder.

The Vail's Grove Christmas Party will be on December 20th.

PAVILION:

Jim Andes made a motion to accept an application from Kingsleys Market, sponsored by Frank Camissa, to hold a Halloween Party on November 1st. Parking will be required. Victoria Desidero seconded. All in favor. Motion passed.

Jim Andes made a motion to accept application from Carol Harting to rent the small room on December 7th. Victoria Desidero seconded. All in favor. Motion passed.

LEGAL:

Mary Rubini reported that she would schedule a meeting with Membership Chairs to discuss guidelines for name additions/changes to Stock Certificates/Proprietary Leases.

INSURANCE:

No Report

OMBUDSMAN:

Ellen Mytych reported that she would be in contact with a shareholder who is presently running a business out of his home.

Joan Myers made a motion to approve the 2008-2009 Committee Chairs proposed by Chairperson Waltzer.

COMMITTEE CHAIRS/CONTACTS

Aesthetics	Victoria Desidero Ronnie Waltzer	<u>vdesidero@yahoo.com</u> <u>rwaltzer91@comcast.net</u>	845-669-5090 845-669-8085
Beach	Rob Norcross	<u>rob.norcross@yahoo.com</u>	845-669-4005
Boats-Winter Storage	Victoria Desidero	<u>vdesidero@yahoo.com</u>	845-669-5090
Buildings & Grounds	Jack Waltzer	<u>Jwaltzer91@comcast.net</u>	845-669-8085
Finance	Ellen Mytych	<u>mytychEE@yahoo.com</u>	845-669-8101
Flip Tax	Frank Cassidy	<u>Frankcassidy@comcast.net</u>	845-669-4004
Insurance	Claire Navin	<u>Cnavin@Monosystems.com</u>	914-669-5387
Lake Environ/PLEC	Jack Waltzer	<u>Jwaltzer91@comcast.net</u>	845-669-8085
Legal	Bob Becker, Esq. Mary Rubini, Esq.	<u>mmrubini@comcast.net</u>	845-669-5458 845-669-3021
Membership	Sue Enos Frank Cassidy	<u>senos@combe.net</u> <u>frankcassidy@comcast.net</u>	845-669-5492 845-669-4004
Pavilion	Jim Andes	<u>Jimandpeg@comcast.net</u>	845-669-5470
Public Health/Pumphouse	Jack Waltzer	<u>Jwaltzer91@comcast.net</u>	845-669-8085
Public Liaison	Bob Gregory Margaret Flannery	<u>Bob544eng@AOL.com</u> <u>MAFlannery1@comcast.net</u>	914-669-5063 845-669-8913

Public Safety	Ralph Matachierri	<u>Ralphm1219@aol.com</u>	914-276-3073
Real Estate	Joan Myers	<u>Joanm6634@aol.com</u>	845-669-5996
Recreation/ Community/Social	Mary Rubini Fred Witte	<u>mmrubini@comcast.net</u> <u>FWitte029@AOL.com</u>	845-669-3021 845-669-4010
Sunshine	Sue Enos	<u>senos@combe.net</u>	845-669-5492
Welcome	Donna Dyer	<u>Dmgdo2@aol.com</u>	914-669-0022
WWTP Sub- Comm	Sharon Scott	<u>Sscott1219@aol.com</u>	845-669-9499

Mary Rubini seconded. All in favor. Motion passed.

Sue Enos made a motion for meeting to adjourn. Joan Myers seconded. Meeting adjourned at 9:10 pm.