

VAIL'S GROVE COOPERATIVE, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 2008

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 8:04 pm and asked all present to rise for the Pledge of Allegiance.

Ms. Waltzer asked all the Board members to introduce themselves.

ATTENDANCE:

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

Absent: Sue Enos, Peggy Boyle

ACCEPTANCE OF MINUTES:

Sharon Scott made a motion to accept the minutes from the Board meeting of August 29, 2008. Ellen Mytych seconded. Abstained: Sharon Scott, Joan Myers, Rob Norcross, and Frank Cassidy. All others in favor. Motion passed.

Victoria Desidero made a motion to accept the minutes from the Board of Directors meeting held on September 7, 2008, directly after the Annual Shareholders meeting. Fred Witte seconded. Jim Andes abstained. All others in favor. Motion passed.

COMMITTEE REPORTS:

CHAIRPERSON:

Ronnie Waltzer thanked Anne Marie Keiley for the coconut custard pie that she bakes for our meetings. Ms. Waltzer would hope that the Board is fair and impartial to all of our shareholders and thanks all who stepped up to run for the Board. The Board is always willing to hear from the Shareholders regarding suggestions about activities, and/or issues and we want to be open to hear everyone's thoughts and they are always welcome.

VICE-CHAIRPERSON:

Tom Duffy reported that in the Executive Session, security for Halloween, maintenance issues, Arrears issues and a Grievance issue were discussed. Mr. Andes will head the Grievance Committee for the upcoming hearing. Mr. Duffy

made a motion to ratify all actions decided in the executive session. Victoria Desidero seconded. All in favor.

SECRETARY:

Ms. Desidero thanked all of the ballot counters for counting at the Annual meeting. She also reported that it was a very well attended meeting and it went very well.

The new 2008-2009 Directory will be paid for entirely by advertisers. The deadline for any changes, additions and deletions will be October 15th. That will be the same date for any advertisements. The Vail's Voice submission deadline for the next issue is September 26th. Claudia McGuinness notified the office that she will serve as Editor of the Vail's Voice through the end of the year. At that time, we will need a new editor.

TREASURER:

Ellen Mytych reported that letters were sent to three stockholders regarding their payments in arrears. In addition, the Cooperative received a letter of engagement from our auditor regarding fees for the upcoming yearly audit. Ellen will review and then present to the Board next month.

PUMPHOUSE:

Jack Waltzer reported that all is normal at the pump house. Westchester Community College has once again cancelled the course for the Class C Operator course. Jack will be training Pat McGuinness at the pump house to help out when needed.

PLEC:

Jack Waltzer reported that the only problem with the lake is all the beer cans and trash that is being deposited in the lake from people on their boats. Jack asks that all respect the lake and that all remind their children about the beauty of the lake and that littering is unacceptable.

GROUNDS & MAINTENANCE:

Jack Waltzer reported that the docks would be removed shortly from the lake. At the North End, Jay Moore, Jack Keiley and Jay Couillard worked very hard to clear out the North End. Jack thanked them along with Ken Sullivan for the use of his equipment to help get this job done.

Jack has been speaking to Rob Norcross, Beach Chair, about building a short wall at the Beach to save the sand from washing into lake. This way we can save the

sand and save the lake from becoming shallower from all the sand. There would be breaks along the wall to allow bathers to get into the water.

Jack will have Nick's Tree Service come in to take down a dead tree near the pump house.

Jack and Cindy Battreall worked on plowing bid proposals, which will go out to bid tomorrow to vendors.

Some additional issues are people who are putting large amounts of brush by the road, but not close enough for Jay to get and also, these piles are too big. If Jay cannot pick them up easily, he will not attempt put in truck. Jack will submit an article to the Vail's Voice to inform stockholders how these items should be bundled.

REAL ESTATE:

Ronnie Waltzer announced that Joan Myers has volunteered to be the new Real Estate Chair. Ronnie Waltzer made a motion to accept an application from Brewster/Stone on Terrace Drive to install a storage Pod on their property while they are doing major renovation on their house. It would be parallel to where the Boyles have their shed. It would be about 15 feet from tree line, 15 feet from septic. After discussion, it was decided that due to this application coming in too close to the meeting, it will be discussed at the next meeting. Neighbor letters will be sent and we will ask Brewster/Stone how long it will be there.

Ronnie Waltzer informed the board about the "fence" that the Blackwells put up on the side of their house. It was noticed that the Blackwells were getting ready to install the fence and Cindy left a message for the Blackwells on their answering machine that they need to submit an application. The Blackwells installed it and then left a message at the office that they had not checked their answering machine and that the fence was already put up. He stated that he would take care of the application, which he did not bring to the office until the day of the Board meeting. Ellen Mytych made motion to approve application, Mary Rubini seconded. Joan Myers requested that this be held until the next meeting so that she can have time to review. Ellen Mytych made a motion to withdraw her first motion. Victoria Desidero seconded. Neighbor letters will be sent.

MEMBERSHIP:

Fred Witte made a motion to accept the membership application from Mr. and Mrs. Kelly to purchase 36 Vail's Lake Shore Drive. Sharon Scott seconded. Mary Rubini abstained. All others in favor. Motion passed.

Victoria Desidero made a motion to accept the rental application from Bob Peyton to rent 37 Vail's Lake Shore Drive for six months. Joan Myers seconded. All in favor. Motion passed.

AESTHETICS:

Victoria Desidero reported that certain bulbs would be removed and stored until next year. Holiday decorating around the Grove will be the next project for Aesthetics.

Boat Ramp/North End Storage:

Victoria Desidero reported that the new Rules and Regulations were approved at the last Board meeting. A meeting of the new committee was held and those members have discussed some changes. After speaking to other Board members as well, Ms. Desidero made a motion to remove the \$25 fee for removal of boats from lake or storage without an appointment. Joan Myers seconded. All in favor. Motion passed.

The keys for the North End new locks will be held by Cindy Battreall, Jay Moore, Jack Waltzer and another member of the Board in case of an emergency.

Ms. Desidero thanked Jay Moore, Jay Couillard and Jack Keiley for all their time in bushwhacking the North End to ready it for storage. Thanks also to Ken Sullivan for the use of equipment. The first day of Boat Ramp/North End Storage will be on September 27th from 9 am until 3 pm.

People need to call whoever is holding the boat ramp key prior to going to their home to pick it up. The office will post this person's name and phone number each week.

BEACH:

Rob Norcross reported that nothing is going on at the Beach now. The docks will be removed and the port-a-john will be taken away. He is in discussions with Jack Waltzer about installing a small retaining wall at the Beach to keep the sand from going into the lake. Mr. Norcross would make the Beach as a "whole" use, not just the "sand." There are other functions that could be held down there. The Pig Roast was very successful and came in under budget, in the amount of approximately \$80.00. The lights that were purchased were paid one-half by Beach Committee and one-half by Grove. The lights are now donated for use by the Grove and the Mums were donated to Aesthetics as well.

WWTP:

Tom Duffy read the following report from Peggy Boyle.

The good news continues with the progress of the WWTP!!

The EFC (Environmental Facilities Corporation) Board of Directors approved the financing for North Salem and Southeast on 9/10. The last approval that is needed is from the Public Authorities Control Board (PACB). They will be meeting on 9/17. In the meantime, EFC continues to target 9/25 as the closing date for the financing. EFC has already sent finance documents to the Town representatives for review and execution. After EFC received the executed documents from the Towns and determines everything is in order, EFC will be ready to execute them, pending PACB approval.

The Peach Lake Coalition will meet on Sept 29 at the Vail's Pavilion from 2:00-3:30 p.m. There will be representation from each lake community in the sewer district as well as North Salem Town Supervisor Paul Greenwood, Sarah Cwilka from Stearns and Wheler and Fred Testa from EFC. Local leadership will be encouraged to meet one hour earlier (1:00) to discuss the agenda.

Fred Testa will be recognized for his extraordinary assistance to Peach Lake for many years. He has been particularly helpful to me as chair of this committee. I will be in touch with Sue Enos for a picture and Victoria Desidero for advice on a plaque.

At the meeting, the timeline set forth this past spring by Stearns and Wheler will be reviewed and updated. Strategies will be developed in anticipation of any obstacles in the permitting, design and bidding process. Since NYCDEP and NYSDEC have a reputation for taking a long time to approve permits etc..., we may entertain having a meeting with these officials down the line, so as to keep the process moving.

In following up with the suggestion of Jack Byrne from Pietsch Gardens, we will discuss the formation of a subcommittee to investigate the problematic weed situation. Allied Biological, Inc. has had a history of treating Peach lake for this condition and Mr. Byrne mentioned that he was concerned that even though the carp have made tremendous progress in curbing weed development, there are weeds like milfoil which are pervasive. Several people in the north end have complained, some at the Annual meeting, that partly due to the gate installed to keep the carp in the lake, the congestion of weeds is creeping into their area. Two people stated that their relatives had to be pulled out of the lake as they got stuck in the mud. The WWTP will curb future weed development as it will dramatically lesson the nutrient level but the established weed beds need to be addressed. This item will be discussed at our 1:00 planning meeting.

Jack Waltzer has been in touch with Stearns and Wheler regarding the use of our water for the WWTP and how we would bill them for the usage, should the board approve doing so. While it seems the usage will not be enormous and it also seems to be more cost effective to use our water supply than building a well specifically for the WWTP, I will support any recommendation Mr. Waltzer would make, as he has infinitely more experience in this area.

Lastly, we welcome new leadership in the subcommittee and the Peach Lake Coalition and would especially ask that board members, in particular new board members come to the meeting.

The meeting on the 29th of September is taking place exactly one year since the Autumn Evening Celebration and we have much to show for in a year's time. If you can make the meeting please call me at 917-842-7281 as we want to be sure to have enough refreshments.

Thank you.
Peggy Boyle

PUBLIC SAFETY:

The office will send out a Robo-call to ask for volunteers for Halloween evening to help secure the safety of the Grove. The Halloween passes will be sent to all residents of the Grove for them to give to their visitors to allow entrance.

COMMUNITY/RECREATION:

Mary Rubini and Fred Witte are planning a Covered Dish Dinner/Pumpkin Carving Party on October 25th. A Holiday party will be held on December 20th.

There is also a possibility of having a Harvest Festival in November.

PAVILION:

Jim Andes reported that there are no new rentals.

LEGAL:

No Report

INSURANCE:

Ronnie Waltzer announced that Claire Navin would be the Chair of the Insurance Committee.

COMMUNITY LIASON:

No Report

OMBUDSMAN:

No Report

Sharon Scott made motion to adjourn. Joan Myers seconded. Meeting adjourned at 9:15 pm.