

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

November 19, 2015

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:06 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Ms. Waltzer took attendance: Present: Ms. Salerno, Mr. Duffy, Mr. Janecek, Mr. McGuinness, Ms. Myers, Ms. Natiello, Mr. Norcross, Mr. O'Toole, Ms. Rubini. Mr. Ryan and Ms. Waltzer. Absent: Mr. Cassidy and Ms. McHale.

ACCEPTANCE OF MINUTES:

Ms. Salerno made a motion to accept the minutes of the October minutes. Mr. McGuinness seconded. Abstained: Mr. McGuinness, Ms. Rubini, Mr. Janecek and Ms. Waltzer. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

None

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

The Board reviewed a note from Mr. Lee requesting that the Board consider reacquiring the property across the street from 53 Vail's Lake Shore Drive and installing a new parking lot for more parking for stockholders. He asked that if the Board does not do this, would they consider limiting the amount of cars that each person could use. The Board discussed and feels that the cost does not justify doing this. We will inform Mr. Lee that the Board took it under advisement and at this time we will not be doing this. The Board will look at the present parking area to see if there is a possibility to expand it.

Ms. Aguiar sent a note asking for the Board to install two signs where there is one now, at Ramp two as people are driving into the ramp during school bus hours. The Board discussed this and feels that it is not feasible as cars are coming either way on Route 121 very fast and they would not see the children at the bus stop when turning in. In addition, we cannot put signs on 121 as that is not our property. Mr. Norcross suggested that cars should not be parked on Ramp 2 when dropping children at the bus. The Board should encourage people to park their vehicles on the gravel road. Ms. Battreall will prepare a flyer to give the parents suggesting they park on gravel road and to be sure the children are not playing on the road, but that they should also be on the gravel road, as there is a bus shelter there as well.

The Board received a letter from Agnes Leahy, thanking the Board for re-naming Spruce Lane to "Leahy Lane" in honor of her husband, the late John Leahy.

COMMITTEE REPORTS

CHAIRPERSON:

No report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

SECRETARY:

Ms. Waltzer read the following:

The Board holiday dinner will be on December 17 at 6:15. This will take place prior to the Board meeting which will start at 8 pm. The office has been busy assisting Legal with Trusts, as well as working on rentals and sales as well as working with Tim on the 2016 budget items. The next Vail's Voice submissions need to be to Carol Harting by December 15th so that she has time to prepare the Voice for January mailing. The office is preparing an addendum to be sent out in January with any changes and/or additions to the Directory. The office is working on re-financing the truck loan to get a lower interest rate. We are currently at a rate of 4.9%. The phones in the Pavilion, office, office rollover, fax and kitchen are now on Optimum, thereby having a large saving yearly. The maintenance building and beach phones are still on Verizon as they are not part of the package. In addition, the pump house being an 845 area code, is also still on Verizon. The rate for the Beach phone was reduced and the Lifeguards will be reminded to only use the phone for emergency purposes.

Ms. Waltzer made a motion to accept the resignation of Ms. McHale, Board member. Mr. O'Toole seconded. All in favor. Motion approved.

Mr. Ryan, as Chairman of the Board, appointed Hugh Andrews to fill Ms. McHale's term of office, which ends in 2017. He will be sworn in at the next Board meeting.

TREASURER/FINANCE:

Mr. O'Toole reported that the 2016 budget will be finalized at the December meeting and the budget will be sent to Stockholders with the January mailing.

Mr. O'Toole made a motion to send two Stockholders to legal for collections to begin. Ms. Waltzer seconded. All in favor. Motion approved.

Mr. Ryan complimented Mr. O'Toole on all his efforts in working on the budget. Ms. Battreall agreed with Mr. Ryan. Mr. Ryan thanked Mr. O'Toole.

ETHICS:

No report

BUILDINGS & GROUNDS:

Mr. Moore read the following:

Leaf clean-up is underway. All common grounds should be completed before Thanksgiving. All docks have been removed. This year we contracted to Ken Sullivan for the same price as our previous contractor. Security cameras at the Beach and Pavilion area were discussed. The cost for cameras would come out of Capital Expenditures. Mr. Norcross made a motion to install cameras through Guardian for the cost of \$2200. Ms. Rubini seconded. Ms. Waltzer stated that we have not had any security issues and perhaps we don't need the cameras. Mr. Janecek asked if Pavilion renters need to have insurance. Ms. Battreall stated that we have people have insurance in the amount of \$1 million liability. In favor: Ms. Rubini, Ms. Natiello, Mr. Norcross, Ms. Salerno, Mr. Duffy and Mr. O'Toole. Against: Ms. Myers, Mr. Janecek and Ms. Waltzer. Motion approved.

These cameras will be at the Pavilion area. Mr. Moore stated that he did a drive through with the new snowplow contractor. Snowplow season is coming. Please mark your curbs to help prevent snowplow damage. Ms. Salerno asked if the contractor will do more than just a narrow one lane. Mr. Moore said that last year the situation was not good and hopefully it will be improved this year and that communication to the office is always recommend. We will address problems as we go. Mr. Norcross stated again to please call or have residents call the office with problems.

The water issue at the Gunnison's house will be repaired shortly.

The office will do a robo-call about marking curbs and it will also be placed in Vails Voice.

Mr. Janecek asked about switching to LED lights and Mr. Moore stated that the cost to change to that would be very high and would take too long to recoup.

AD HOC TAX COMMITTEE:

No Report

MEMBERSHIP:

Ms. Natiello reported the following:

Ms. Battreall found out that a person living in a home, 9 VLSD, at the Grove was indeed renting from the owner and not just staying there temporarily. The renter informed Ms. Battreall that he is paying \$2800 monthly which means the Grove is to receive 10% monthly. Ms. Battreall sent letter to owner informing him of the offense and gave him a week to pay back over \$5000 to the Grove and a fee for rental application of \$350. The renter has been previously vetted. All monies have been received by office.

Mr. Craig Frank has been vetted and is now living at 7 VLSD.

Lisa Varnberg and Angel Paseador, previously living at 19 Orchard Road, are now renting 65 VLSD from Glen Schattman.

Mr. Duffy asked about the woman living in the rental house at 4 Terrace. The office has told the owners, Jayne and Todd Cammissa, that someone else is living there, a certified letter was sent to them. The office will be vetting this woman who has not actually been there for three months, which is when we require the vetting. Mr. Cammissa sent his tenant in to take care of all these papers. Mr. Duffy does not think that renters should be able to have a new person move into the house.

REAL ESTATE:

No report

PAVILION:

Ms. Salerno made a motion to approve rental application from Bob Witkowski of 117 VLSD for May 21, 2016.

OMBUDSMAN:

No report

INSURANCE:

No Report

SUNSHINE:

Good wishes are sent to Eileen Brooking, Patti Goor, Kathy Ryan and Mary Schumann for speedy recoveries. Our sincerest condolences to Ryan and Cristina Bierce on the passing of their mother Claire Bierce and to Karen Bruen and family on the passing of her mother, Claire Brizzolari.

BOATS RAMP/NORTH END:

Mr. McGuinness asked Mr. Moore for the most current listing of boats in the North End.

PUBLIC HEALTH/PUMPHOUSE:

The Town Engineer will not sign off on the completion of the Water Tanks as the erosion of grass is not in compliance. Paul Lynch, our Engineer, is working with Foleys to have this completed. Foleys is due to come do the work on November 23rd.

LONG RANGE PLANNING:

No Report

PLEC:

See attachment

RULES AND REGULATIONS:

No Report

LEGAL:

Ms. Rubini reported the following:

The collection that was referred to legal is still in progress. The letter was sent to the bank and then returned because the bank had changed location. The letter was resent to the new address and the letter was received as it was signed for. We are awaiting response from the lender. In the meantime, the borrower has made a partial payment on her account.

We received a letter from Bruce Blackwell regarding the dangerous tree on Mr. Mathieson's property that leans onto the Blackwell property. The purpose of Mr. Blackwell's letter was to put the board on notice and to request that the board help him get Mr. Mathieson to take care of the tree. We contacted our insurance company and they suggested that we send a letter to Mr. Mathieson, setting forth Mr. Blackwell's concern and asking him to remove the tree. They suggested that the letter be copied to Mr. Blackwell as well as to the town. The letters were sent out last week.

AESTHETICS:

No Report

RECREATION:

The 5th Annual Ladies Night Out will be Friday, November 20 from 6-9:30 pm. The Christmas Party will be Saturday, December 19. More details in the following weeks. The Thanksgiving Throwdown was cancelled due to low attendance. The Recreation Committee is looking for someone to participate and assist in the events here at Vails. If interested, please contact meghanacassidy@comcast.net.

BEACH:

No report

LEND A HAND:

No report

WELCOME:

A thank you note for the welcome basket was received from Jim and Gina Falese.

Meeting adjourned at 9:20.pm.