

**VAIL'S GROVE COOPERATIVE, INC.**

**BOARD MEETING**

**November 15, 2018**

**CALL TO ORDER:**

Mr. Cassidy called the meeting to order at 8:05 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Mr. Duffy took attendance. Present: Mr. Andrews, Mr. Cassidy, Ms. DiDomenico, Mr. Duffy, Mr. Janecek, Mr. McGuinness, Ms. Myers, Mr. O'Toole, Mr. Sarno and Mr. Waltzer. Absent: Ms. Salerno, Mr. Cammisa and Ms. Rubini.

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to accept the minutes of the October 2018 meeting. Mr. Andrews seconded. All in favor.

**COMMENTS & CONCERNS OF STOCKHOLDERS:** None

**COMMUNICATIONS NOT INCLUDED IN THE REPORTS BELOW:** None

**COMMITTEE REPORTS**

**CHAIRPERSON:** No Report

**VICE-CHAIRPERSON:** No report

**VICE-PRESIDENT:** No report

**SECRETARY:**

The Directories are ready and here in office. Final cost was a little over \$700 and there is over \$300 left. The office is thinking of mailing them with the January billing, Vails Voice, tax and budget letter, as the postage is covered by the ads. By-laws and Rules and Regs are in there as well this year.

The Office has been very busy assisting David Janecek with his work on possible cost cutting and possible revenue income. Lots of financial information has been requested and various reports have been sent and questions answered

We have multiple sales of homes in process right now.

The office will be closing for the entire Thanksgiving week.

The signatory forms are now in place with M&T bank for the Executive Board. Surveys have been coming into the office as requested. Reminders will be sent out in December. Office investigating cost to place an additional camera facing the front door of the Pavilion.

#### **TREASURER/FINANCE:**

Mr. Waltzer made a motion to approve the budget for 2019 as presented and raise stockholders quarterly maintenance fee by \$50 per quarter. Ms. Myers seconded. In favor: Mr. Duffy, Mr. Sarno, Mr. Waltzer, Mr. O'Toole, Ms. DiDomenico, Mr. Andrews. Against: Ms. Myers, Mr. McGuinness, and Mr. Janecek.

#### **INSURANCE:**

SKCG will let us know when the final 2019 costs come in.

#### **BUILDINGS & GROUNDS:**

Buildings and grounds assisted Mr. Duffy and Mr. Andrews with a large tree branch at the new Monument site.

Pruning and weeding of Koestler's Garden was finished.

In the process of clearing roadside drains and basins.

Machine is rented to take out the Pavilion boat docks.

Vail's Grove maintenance truck was in for safety state inspection and truck passed all inspections.

Finally I can report that all curbs that were destroyed from snow plowing last season have been repaired along with some minor road patching.

The tree that was reported in bad shape on Terrace Drive has been taken down by Salem Landscaping.

NYSEG has been called for the removal of the cables in the tree between 95 and 93 Vails Lake Shore Drive. To date nothing has been done. I was assured the process is being taken care by NYSEG.

Continuing daily curbside pickup weather permitting. Reminder that paper Leaf Bags can be found at the maintenance garage during the day.

A call from Bill Colavito resident on Lakeshore Drive with concerns about his water shut-off valve lid. Buildings and grounds was able to locate a spare and problem resolved.

Storm drain repair on Locust and Polye. Approximately 26 ft. of storm drain was repaired. This was just an old deteriorated pipe. Repairs were made by Butler Excavation.

Working in the North End boat storage to maximize efficiency. Just keeping organized.

Buildings and Grounds, Mr. Andrews, Mr. Duffy, and Mr. Cammisa have all walked the properties behind Locust concerning the water issues. A co-op drain pipe is being investigated to whether it's properly taking water. A homeowner's drain pipe is being investigated.

After discussion, it was requested that letter/emails be sent to both the Sowas and Bri Kane about the outcome of B&G investigation.

## Revenue/Expense Motions

### Motion 3

Mr. Janecek made a motion to instruct the office manager to mail out quarterly charges twice a year. The notice will contain 2 quarterly payment coupons. By doing this, VG will reduce its postage expense from an average of \$2500 a year to less than \$1500. Effective date 1/1/19 or sooner. Ms. Myers seconded. All in favor.

### Motion 4

Mr. Janecek made a motion to switch 2019 pay dates from 52 weekly pay dates to 26 bi-weekly pay dates. This will save the coop an estimated \$1000 per year. Additionally, the office manager is requested to seek payroll processing bids to see if further savings can be found. Effective date 1/1/19 or sooner. Ms. Myers seconded. (2-3 bids)

### Motion 5

Mr. Janecek made a motion to implement the following: VG directs the B&G department to place lock boxes over the thermostats in the Pavilion and set them to an appropriate temperature for the standard M-F work day (per OSHA employers should maintain workplace temperatures in the range of 68-76 degrees F.) Additionally, B&G to ensure that the heat is turned down when the building is not being used and the AC is turned off when the building is not being used or sections of the building are not being used.

5c. VG board directs the office manager to provide key to the lock boxes (contingent to rental agreement and receipt of security deposit) to all renters. Keys must be returned to receive deposit back. Further authorizes the office manager to make this change to any existing rental agreement contracts.

5d. VG board instructs the office manager to request propane pricing from local suppliers to see if more cost effective suppliers are available. Effective 1/1/19 or sooner. Ms. Myers seconded. All in favor.

### Motion 6

Mr. Janecek made a motion for the B&G committee to change the lawn cutting bid sheet to specify that all lawns are to be cut every other week with the exception of the playground, pavilion, 6-car garage and beach. Additionally, B&G to acquire a minimum of 7 bids to have the RFP considered a valid response. Effective immediately. Ms. Myers seconded. All in favor.

### Motion 7

Mr. Janecek made a motion that based on accounting records, it costs on average of \$7000 to install community docks each year. About 20 households take advantage of dock space that VG supplies. As such, the following authorizes VG to charge for dock spaces:

1-12 feet \$100, 12-19 feet \$250, 20 feet and above \$300. Storage on land adjacent to the shore for non-power small boats/kayaks will remain no charge. It shall be at the sole discretion of the Board as to what fee applies. All funds collected shall be turned over to the office manager and

recorded as revenue. Effective March 2019 or the 2019 boating season, whichever comes first. Mr. Andrews seconded. All in favor.

#### **Motion 10**

Mr. Janecek made a motion for the following change to be made to the conduct rule to prohibit stockholders from harassing employee. Change to: 2. Conduct: A stockholder, stockholder family, guest or agent shall not interfere with, harass or be physically /verbally abusive to any VG employee. Mr. Waltzer seconded. All in favor.

**REAL ESTATE:** None

#### **SUNSHINE:**

Get well wishes to Sue Enos and Ronnie Waltzer. Welcome to a new daughter born to Zach and Gabrielle O'Loughlin and to grandparents Janet and John O'Loughlin. Congratulations to Brandon and Kellianna Hvisch on the arrival of their new baby. Congratulation to John and Joan Myers on the engagement of their daughter Gracie. Congratulations to Liz Getter and David Groff on their marriage.

#### **MEMBERSHIP:**

Mr. Andrews made a motion to approve rental renewal from Robert Torre to Rory O'Donnell for a year. Ms. Myers seconded. All in favor. Motion approved.

Mr. Andrews made a motion to approve sale of 36 VLSD from Sean and Deb Kelly to Sharon and Frank Madden. Ms. Myers seconded. All in favor. Motion approved.

Mr. Andrews made a motion to approve sale of 21 VLSD from Deb Roberts to Sean and Deb Kelly. Ms. Myers seconded. All in favor. Motion approved.

Mr. Andrews made a motion to approve sale of 19 VLSD from Adeline Natiello to Dan and Karen Mullane. Ms. Myers seconded. All in favor. Motion approved.

Mr. Andrews made a motion to approve sale of 18 VLSD from Dan and Karen Mullane to Adeline Natiello. Ms. Myers seconded. All in favor. Motion approved.

#### **PAVILION:**

Mr. Duffy made a motion to approve use at waived fee of pavilion on December 1 for a 3 hour fundraiser at no charge. Ms. Myers seconded. All in favor.

Mr. Duffy made a motion to approve use of the Pavilion on December 23 by Frank and Meghan Cassidy. Ms. Myers seconded. All in favor. Motion approved.

Mr. Duffy made a motion to approve rental of small room to John Huntington on December 8. Ms. Myers seconded. All in Favor. Motion approved.

Mr. Duffy made motion to approve rental to Bravilio Castro on December 29 for a baptism. Ms. Myers seconded. All in favor. Motion approved.

Mr. Duffy made a motion to approve rental of Pavilion to Tom Ryan for Christmas Day. Ms. Myers seconded. Motion approved.

**LEGAL:** Mr. Duffy made a motion to approve transfer of 119 VLSD from Joan and Joe DiMauro to The Revocable Family Wealth Trust for Joseph S. DiMauro and Joan DiMauro. Ms. Myers seconded. All in favor. Motion approved.

**BOATS RAMP/NORTH END:** No Report

**PUBLIC HEALTH/PUMPHOUSE:** No report

**LEND A HAND:** No report

**BEACH:** No report

**PLEC:** No Report

**RECREATION:**

Friday November 2<sup>nd</sup> was our First BINGO night of the fall. Those that joined us had a great time. It is wonderful to see how excited the kids get when they get a BINGO.

We would like to thank all who came down on Sunday for the Welcoming of the New Vail's Grove Veterans Monument. It was a short but beautiful ceremony, and the Monument is fantastic. We cannot wait to hold a much larger dedication ceremony next Memorial Day Weekend. Big thanks again to Jack Waltzer and his monument committee for all the hard work.

The famous Vail's Grove Christmas Party is Saturday December 15th. We will have ornament decorating again this year beginning at 5pm, with the Christmas party starting at 6pm. Dinner and dancing to our great DJ, photo booth and of course a visit from Old St. Nick as well. We ask parents to bring a wrapped present with your child's name on it so that Santa can hand it out. BYOB, but we will have water, lemonade and ice tea for you to enjoy. This event fills up fast. We will be taking money and RSVPS starting November 12<sup>th</sup> through December 10<sup>th</sup>. **NO ONE WILL BE ADMITTED WITHOUT A PAID RESERVATION AND NO RESERVATIONS WILL BE TAKEN AFTER THE 10<sup>TH</sup> OF DECEMBER.** Thank you for your understanding and prompt response to this event. The cost for this wonderful evening is \$20 per adult, \$10.00 for children ages 6-15, \$5.00 for children ages 2-5. Cash or check can be paid to the office Monday- Friday or you can stop by and see myself or Melissa on Locust Rd.

Meeting adjourned at 9:00 pm