

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

**BOARD MEETING**

**November 19, 2020**

**CALL TO ORDER:**

Ms. Salerno called the meeting to order at 8:00 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Mr. Duffy took attendance. Present: Mr. Andrews, Mr. Janecek, Mr. LaRocca, Mr. Sarno, Ms. Salerno, Ms. Rubini and Mr. Waltzer. Absent: Ms. Mytych, Mr. McGuinness and Ms. Myers.

**ACCEPTANCE OF MINUTES:**

Mr. LaRocca made a motion to approve the minutes of the October 15, 2020 meeting. Mr. Andrews seconded. Mr. Duffy and Mr. Waltzer abstain. All others in favor. Motion approved.

**COMMUNICATIONS NOT INCLUDED IN REPORTS:**

Mr. Andrews made a motion to approve request from NYSEG to place a new utility pole at 95 Vail's Lake Shore Drive. Ms. Rubini seconded. All in favor. Approved.

Mr. Andrews made a motion to approve request from Croton Falls Fire District for a Revocable Dry Hydrant Easement. Mr. Sarno seconded. All in favor. Approved.

**COMMITTEE REPORTS**

**CHAIRPERSON:** Juliann Salerno

It would appear that most of the residents and visitors had a wonderful and safe Halloween in the Grove.

Thanks to all of our residents who came up with some extremely creative ways in which to safely distribute candy to the kiddos.

A special thanks to ALL the kids who came through the Grove and were beyond respectful of houses that left candy outside without supervision, and still had candy at the end of the night. It goes to prove that our kids in the Grove and their friends are headed to be responsible teens and adults.

- Please remember that winter is coming and that if you want to protect your grass line if you are close to the roadways, please install some type of marker so that the plow operators are aware of your property

-Covid-19 seems to be on the rise again, please remember to adhere to the CDC guidelines and be considerate to our residents, especially our older population

**VICE-CHAIRPERSON:** Mary Rubini

Ms. Rubini swore in Mr. Duffy as Secretary of the Board for 2020 – 2021.

**VICE-PRESIDENT:** Hugh Andrews

No report

**SECRETARY/ OFFICE:** Tom Duffy

Follow Up list attached

The office will be closed Tuesday and Wednesday, November 24 and 25, as well as Thanksgiving and day after. In addition, with Mr. Duffy's approval, as my cruise was cancelled I will be taking the remainder of this year's days on December 28, 29, 30 and 31.

Please start thinking about items to submit for January Vails Voice. Please have to Carol Harting by December 15 to make it doable for her prior to holidays.

Mr. Duffy needs to be sworn in as Secretary of Board for 2020-2021.

Office hours are typically 7:30 – 3:30.

We are now down to three more closings that need to take place.

**TREASURER:** No Report

**INSURANCE:** David Janecek

Mr. Janecek reported that he will continue shopping for our insurance needs but will probably remain with our current provider, Assured SKCG.

**REAL ESTATE:** Tom Duffy

Mr. Duffy made a motion to approve application to demolish existing storage shed at 36 VLSD and replace with new 10 x 10 storage shed in same general location in southeast corner of property. Mr. Andrews seconded. All in favor. Approved.

Mr. Duffy made a motion to approve Mr. Guldans request to replace shed at 4 Maple Lane. Ms. Rubini seconded. All in favor. Approved.

**BUILDINGS & GROUNDS:** Hugh Andrews

Curbside pickup is in full swing. Paper leaf bags when available can be found at the maintenance garage. Schedule for pickups are generally 1st and last days of the week, Weather pending...

The flower boxes around the pavilion have been taken down and stored for winter.

Mailbox roof replacement has been completed at ramp #4 and ramp #5. Mailbox roof replacement has been completed At Lakeshore drive and bass lane. Mailbox roof replacement has been completed at Lake Shore drive and white oak.

Generator at the pump house not working. Call was made for service... Turns out a blown fuse... This generator is 20 years old and we will be keeping an eye on it. Might be a time in the near future for replacement for consideration.

Power washing completed at the pavilion.

Beach ropes, beach float, swim buoys and ladders all have been removed from the beach for winter... Plastic dock to follow.

The Large metal dock at the beach was pulled out of the water and painfully taken apart and moved to the boat storage area. Buildings and grounds is working on estimates on dock replacements...

Boat docks at the pavilion are all pulled out and stacked at the boat ramp.

The brush pile in the North end has been cleared and ready for more...

Buildings and grounds made great efforts to organize the boat storage area moving things around regularly to optimize space.

Regular maintenance service From Bell heating and cooling has been scheduled in the pavilion.

Many light bulbs have been changed and a few electric ballasts also have been changed in the pavilion and office.

Hand wash dispensers were installed in the pavilion bathrooms and kitchen.

Common ground area leaf cleanup is underway. To be completed in the next few weeks.

Snow season is coming please mark your curbside. Example cobblestone, curbs ...

**PAVILION:** No Report

**SUNSHINE:** Sue Enos

Good wishes for a speedy recovery go out to Tim Curran. Congratulations to Zach and Kristina Kameron on the birth of their new baby Zoe Adriana and to grandparents Dave and Karen Bruen. Condolences sent to Elizabeth Getter on the passing of both her mom and dad.

**MEMBERSHIP:** Juliann Salerno/Hugh Andrews

Mr. Andrews made a motion to approve rental renewal from Rob Torre for 9 VLSD. Ms. Sarno seconded. All in favor. Approved.

Mr. Andrews made a motion to approve rental renewal from Penny Feder at 93 VLSD. Mr. Waltzer seconded. All in favor. Approved.

Mr. Andrews made a motion to approve rental renewal from Glen Schattman at 65 VLSD. Mr. LaRocca seconded. All in favor. Approved.

**LEGAL:** No Report

**BOATS RAMP/NORTH END:** Pat McGuinness

Nothing unusual to report for NE Storage or Boat Ramp. I would, at some point in the future, like to get an update on the replacing of the gate at the boat ramp. Is that something that Hugh and Jay have discussed? Just wanted to know if this was something I would have to spearhead and where the monies for that would come from. The office spoke to Mr. Errico who has said he would replace that shed. He asked for us to wait until spring 2021 and he will have it done then.

**PUMPHOUSE:** Pat McGuinness

All is running "well" in pump house. No more electrical issues to report at present.

Unfortunately, I have still not received my water operator certificate. Vinny has checked on it and due to restrictions as far as folks having to work remotely and what not, this is taking longer to process than normal. In regards to this, I pass along the same apologies for the delay that I receive from Vinny. I will of course continue to reach out.

Once again safe and happy thanksgiving to all.

**LEND A HAND:** Helen Vail

The Lend a Hand Committee is happy to report we were able to help one of our residents who recently had surgery. Committee members provided him 4 meals. We will continue to keep in touch with the individual to be sure he remains on the road to recovery and help him out in any way necessary. If you know anyone in need please refer them to this committee.

**BEACH:** No Report

**RECREATION:** Juliann Salerno

Recreation wishes to thank all families of Vail's Grove for the GREAT creative and SAFE Halloween that occurred a couple of weeks ago.

The children and adults of the Grove enjoyed a wonderful Saturday afternoon and evening, with ALL being safe.

It is with DEEP sadness that the Recreation Committee reports that there will NOT be a Holiday Party at the pavilion this year due to the Covid 19 pandemic.

We are however working diligently with several other committees to find some way to have a safe distribution of toys and a visit by the Big Guy from the North Pole so that the magic of the season is not completely lost because of the virus.

Stay tuned for news and details.

We look forward to better days ahead. Please continue to be healthy and safe in our community, and remember: WE ARE STRONGER TOGETHER!!!

**WELCOME:**

Denise Andrews once again has recently made the most perfect baskets to welcome new stockholders. A note was received from Zach and Kristina Kameron thanking us for the basket.

**OMBUDSMAN:** No Report

**EMERGENCY RESPONSE:** No Report

**DONATION OPPORTUNITY:** No Report

**Meeting adjourned at 8:30 pm.**

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

**BOARD MEETING**

**December 17, 2020**

**Meeting was cancelled due to snowstorm. The following were motions made and voted on by the Board – responses were due by a certain time.**

**Mr. Duffy made motion to approve application from Matthew Luccarelli of 11 Hilltop for installation of pre-fabricated garage 15 x 24 feet – all set backs are within guidelines. All in favor.**

**Ms. Battreall asked for the NY Blood Center to be able to use Pavilion on a monthly basis for Blood Drives. Insurance is in office. All in favor.**

**Ms. Mytych made a motion to approve the 2021 budget as submitted in Board packet. All in favor.**

**Next meeting will be on January 28, 2021.**

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

**BOARD MEETING**

**January 28, 2021**

**CALL TO ORDER:**

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

**ATTENDANCE:**

Ms. Battreall took attendance. Present: Mr. Andrews, Mr. Janecek, Mr. LaRocca, Mr. Sarno, Ms. Salerno, Mr. Waltzer, Ms. Mytych, Mr. McGuinness and Ms. Myers Absent: Mr. Duffy and Ms. Rubini.

**ACCEPTANCE OF MINUTES:**

Mr. Andrews made a motion to approve the minutes of the November 2020 meeting. Mr. Sarno seconded. Ms. Mytych, Mr. McGuinness and Ms. Myers abstained. All others in favor. Motion approved.

Mr. Waltzer made a motion to ratify the "on-line" motions from December 2020. Mr. Andrews seconded. All in favor.

**COMMUNICATIONS NOT INCLUDED IN REPORTS:**

**COMMITTEE REPORTS**

**CHAIRPERSON:** Juliann Salerno

Ms. Salerno thanked Sharon Madden for organizing a Food Drive here at Vails. The residents were very generous and a large amount of food was donated.

**VICE-CHAIRPERSON:** Mary Rubini - NR

**VICE-PRESIDENT:** Hugh Andrews - NR

**SECRETARY/ OFFICE:** Tom Duffy

See attached report from last month.

The NY Blood Center is so grateful that they will be able to use Pavilion on the first Friday of month for Blood Drives. January was not too busy but February should be higher numbers as the

folks who donated in December can donate on Feb. 5<sup>th</sup>. Also, the Croton Falls Fire Dept. asked if they could use Pavilion this coming Friday as they have too many members with COVID and do not want people coming to Fire House. The American Red Cross will be running this one.

January 31 is deadline for any additions, corrections, etc. for the addendum I will be putting together to be send to residents to put in their books.

Quarterly fees are due January 31<sup>st</sup>.

Office is a bit quieter these days and filing is finally getting done.

I will start working with Independent Auditor for the financials and also with accountant on Tax Returns.

We received a thank you note from the Croton Falls Fire Department for our yearly donation.

**TREASURER:** Ellen Mytych

I had a meeting with our accountant, Peter Rossi, and he explained that the current best practices in accounting is to have the audit performed by someone other than the accountant. Over the years Peter has been handling both for us. Peter has been enlisting the help of Bobby Rost, an auditor, over the years. Peter recommended that we use Bobby as our auditor. I had a meeting with Bobby on Monday 1/25 and found him to be very easy to talk to and knowledgeable. An offer of engagement is forthcoming and I plan to sign the letter unless there are any objections. His fee is \$4000. This fee should fit within the 2021 budget. Peter joined my call with Bobby and we discussed spending. For 2021 they both advised that we invest more money in capital expenditures (such as improvement to playground and beach). In addition, this would be a good year to make the kinds of maintenance improvements (such as tree removal and pruning) that the Board has been discussing. To recap, this is the right time of the year to present ideas for long term and short Term improvements so we can make them happen over the course of 2021.

**INSURANCE:** David Janecek

On January 21, a representative of our insurance company inspected the beach and playground. VG was advised to make certain corrections to both.

Handrails to stairs at beach, lock VG boat at beach, further look into removing trees at beach and playground, correct issues with swing sets, add signage at playground.

**BUILDINGS & GROUNDS:** Hugh Andrews

Thank you to Helen Vail for organizing the Christmas Santa Claus parade around Vails Grove. The maintenance truck was decorated and provided music for the parade.

Buildings and grounds was asked to quickly look into obtaining a snow plow for the maintenance truck. Multiple estimates were obtained. Snow plow was purchased and installed by Burquip in Bedford.

Deer netting fence was put up around the memorial trees behind the mailboxes at ramp #1. Report came in that deer were spotted eating the trees.



Started cleaning in the maintenance garage 1st to make Room for the new snow plow then to clean entire garage of unneeded things.

Water leak at 17 orchard road. Butler excavation and Clark plumbing preformed the repair. A 2" water main was leaking at the valve connection. New pipe and new connections were installed.

Buildings and grounds is keeping up with clearing and digging drain ditches where needed.

Buildings and grounds cut up the downed tree behind the playground an left the wood for homeowners to take.

New plywood roof and shingles for the school bus shed at ramp #2 completed.

Cleaned the floor in the pumphouse. In the process of painting floor and walls in the pumphouse.

### **PAVILION:**

Ms. Battreall would like to discuss future rentals in Pavilion. We have a few people interested in renting in spring/summer. As the restrictions are changing, we will still not rent but will re-visit when we see the changes.

Ms. Myers made a motion to approve rental by Tanja Myers for the small rom on January 30<sup>th</sup>. Mr. Andrews seconded. All in favor. Motion approved.

### **PLEC:**

Jack Waltzer reported, as PLEC Treasurer, that paperwork is being prepared and all checks necessary to pay for the 2021 Peach Lake Membership in the New York Federation of Lake Associations (NYSFOLA) and this summer's CSLAP testing of the water conditions of the lake. PLEC volunteers perform the taking of samples sent to labs for analysis. CSLAP, is the Citizens Statewide Lake Assessment Program – a lake monitoring and education program managed cooperatively by DEC and NYSFOLA.

### **SUNSHINE:** Sue Enos

Good wishes are sent to Barbara King, Marie Fagan, Maura Tolan, Hugh Andrews and Kay Petroff.

### **PUMPHOUSE:** Pat McGuinness

Mr. McGuinness reported that he has officially received his Operator License for Pump house. Thank you so much Pat for all your prior years assisting in Pump house and now, as our Certified Operator.

**RECREATION:** Juliann Salerno/Mellissa Sowa

Cathy Morris is organizing Vails Grove "Hearts in Windows" on Sunday, February 14<sup>th</sup>. Put hearts in your windows in celebration of Valentine's Day AND all the caring hearts in the Grove. NEXT: count the hearts you see and bring that number to the Pavilion on Sunday, February 14 from 1-2 pm. Report your heart sightings and receive a prize.

**SHAREHOLDER COMMENTS:**

Mr. O'Loughlin suggested that we inform residents about the problem with Ash trees. He also suggested that when trees are takedown, they should be replaced. Mr. O'Loughlin also asked about possibility of live feed for Board meetings for resident. These issues will all be discussed by Board.

**Meeting adjourned at 8:45 pm.**