

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

**BOARD OF DIRECTOR'S MEETING**

**November 20, 2014**

**CALL TO ORDER:**

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

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Ms. Waltzer made a motion to accept the minutes of the October 2014 meeting. Mr. Cassidy seconded. Mr. Duffy abstained. All others in favor. Motion approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

Mr. Dress stated that Ms. Myers told him that the sump pump and hose on Ms. Longos' property is not acceptable and that Ms. Myers was telling Ms. Longo that this pipe must be buried. Mr. Dress said this has not been taken care of yet. Mr. Ryan stated that we will have Ms. Myers take care of this. Mr. Dress wants it done before freezing occurs.

Mr. Dress then discussed the New Year's Eve Party. He said he would like to get the flyers out by next week, and will put in mailboxes. The DJ would like his contract signed and returned and then he will get the required insurance. Mr. Dress feels that the attendance will be better this year. The propane situation has been rectified since last New Year's Eve and we are on regular delivery now with Suburban Propane. Mr. Cassidy asked what we are sending the DJ and Ms. Battreall stated it would be a deposit of \$300 and that it is non-refundable.

Mr. Duffy asked if Ms. Myers has given us any resolution about the Dress - Longo issue. Mr. Ryan said that Ms. Myers is working on it. Mr. Dress said that Ms. Myers told Ms. Longo she must put in a permanent pipe. Mr. Duffy thinks a letter should go out with a deadline to Ms. Longo. Mr. Duffy made a motion that contingent on Ms. Myers recommendation, the office sends a letter to Ms. Longo to cure this issue within 21 days. A permanent pipe must be put in. Mr. Andrews seconds. All in favor. Motion approved.

**COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

Mr. Ryan stated that we have an email communication from a stockholder regarding another stockholder who has a loose dog who is defecating on the first stockholders property. Ms. Battreall stated that the rules do not state that there needs to be a warning. The first violation warrants a fine. Mr. O'Toole made a motion for a warning letter to be issued. Mr. Janecek seconded. Mr. McGuinness suggests that we send the complainant the phone number of Animal Control in both towns and place those numbers in the new directory. Vote taken. For: Mr. O'Toole, Mr. Janecek, Ms. Rubini and Ms. Natiello. Abstained: Mr. Duffy. Against: Mr. Cassidy, Ms. Waltzer, Mr. McGuinness, Mr. Andrews and Mr. Ryan.

Mr. Andrews made a motion to fine the Stockholder. Ms. Waltzer seconded. For: Ms. Waltzer, Mr. Cassidy, Mr. Andrews, Ms. Natiello and Mr. McGuinness. Abstain: Mr. Duffy and Mr. O'Toole. Against: Mr. Janecek and Ms. Rubini. Fine will be assessed.

The second communication from a shareholder is about a bad odor coming from another shareholders chimney. The Board stated that this is an issue between the neighbors and we will send a letter to the complainant that she should call the fire department when this occurs.

## **COMMITTEE REPORTS**

### **CHAIRPERSON:**

No Report

### **VICE-CHAIRPERSON:**

No report

### **VICE-PRESIDENT:**

No report

### **TREASURER:**

Mr. O'Toole made a motion to send five stockholders to legal for collection to begin. Mr. Cassidy seconded. Ms. Rubini abstained. All others in favor. Motion approved.

### **ETHICS:**

No report

### **FINANCE:**

No Report

### **SECRETARY:**

Mr. Cassidy reported the following:

The next Board meeting will be on Thursday, December 18<sup>th</sup>; Holiday dinner will begin at 6:15. Please rsvp to the office by December 12<sup>th</sup>. The office will be closed on Wednesday, November 26<sup>th</sup> as well as Thursday and Friday for Thanksgiving. The office will be closed on December 4<sup>th</sup>. The Directory will go out with the January billing. The deadline for the Vail's Voice will be December 15<sup>th</sup>. Please have all submissions to Carol Harting by then as she will be busy with the holidays and this Vails Voice will also go out with the January billing. All info for January, February and March should be in this Voice. We will add the animal control phone numbers into the Directory.

### **BUILDINGS & GROUNDS:**

Mr. Moore read the following:

Bell Heating was in for our seasonal tune up of the furnaces in the Pavilion. No problems were reported. Two of the furnaces are over 20 years old and might need to be replaced in the future. Leaf clean-up on common grounds has begun. Due to equipment, there was a delay in the removal of leaf piles. All boat and beach docks have been removed from the water for the winter. Please protect your curbside from snowplow damage. We advise you to mark any area that might be prone to plow damage. Road paving and hot tar service is scheduled for Monday.

Mr. Moore said that the pumphouse is essentially finished but the foam siding insulation still needs to be done. They are trying to schedule DOH inspection. Ms. Waltzer said they are trying to set up an in-service with any pump house committee members.

Mr. Moore stated that Ken Sullivan has offered to replace the roof on the pump house and the mailboxes for no cost. Ms. Battreall requested that we obtain his insurance prior to work being done.

### **REAL ESTATE:**

No report

### **INSURANCE:**

No report

### **SUNSHINE:**

Ms. Battreall read the following report from Ms. Enos:

Get well wishes are sent to Richard and Mary Schumann, Eileen Brooking, Eileen O'Toole, Sam Mullins and Ronnie Waltzer. Congratulations to Rob and Amanda Norcross on the birth of their daughter, Audrey Joan, born on September 4<sup>th</sup> and to Joseph and Julia DiMauro, Jr. on the birth of their daughter, Isabella, born on November 6<sup>th</sup>. New grandparents are Orley and Gina

Ashenfelter – Evelyn was born on June 3<sup>rd</sup> to Gillian and Everett. Condolences are sent to Jay Moore on the passing of his mother and to Jay Couillard on the passing of his father, and to Trevor Cable on the passing of his father and to Sue Cable, former spouse.

Well wishes to Sue Enos. Thank you notes read from Sue Enos and Eileen Brooking and Mary Schumann. A thank you note was read from Claire and Don Navin and Tim and Eileen O'Toole. Congratulations to Cricky and Janet Murphy on the birth of their second grandchild – a girl, Harper was born to Katie and Chris.

Condolences to Michael Sowa whose father passed away suddenly last week.

**MEMBERSHIP:**

Ms. Natiello made a motion to not accept the membership application for the sale of 15 Orchard Road. Ms. Waltzer seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Natiello made a motion to accept the membership application from James Falese to purchase 113 Vails Lake Shore Drive from the Stalders. Ms. Waltzer seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve the rental renewal for Gladys Valencia to rent Todd and Jayne Cammisa house for another year. Mr. Cassidy seconded. Mr. Janecek abstained. All others in favor. Motion approved.

**BOATS RAMP/NORTH END STORAGE:**

No Report

**PAVILION:**

No Report

**RULES & REGULATIONS:**

No report

**LONG RANGE PLANNING:**

No report

**OMBUSDMAN:**

No Report

**PLEC:**

No report

**LEGAL:**

Ms. Rubini made a motion to approve Helen Costello's request to transfer her property into a trust for estate planning purposes. She has an attorney and through her attorney, she has submitted the signed and notarized request. It is a revocable trust. Ms. Waltzer seconded. Ms. Rubini abstained. All others in favor. Motion approved.

**AESTHETICS:**

No Report

**RECREATION:**

No report

**BEACH:**

No report

**PUMP HOUSE/WATER TANK REPLACEMENT:**

No report

**Meeting adjourned at 8:43 pm.**