

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

**BOARD OF DIRECTOR'S MEETING**

**October 17, 2013**

**CALL TO ORDER:**

Mr. Ryan called the meeting to order at 8:10 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Mr. Cassidy took attendance: Present: Mr. Cassidy, Mr. Duffy, Ms. Natiello, Mr. O'Toole, Mr. McGuinness, Mr. Andrews, Ms. Myers, Ms. Mytych, Mr. Norcross, Ms. Rubini, Mr. Ryan and Ms. Waltzer. Absent: Ms. McHale. Ms. Myers stated that the Board welcomes Ms. Mytych back to the meetings and that she was missed. Mr. Ryan said that Ms. Mytych was sorely missed.

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to approve the minutes from the September meeting. Ms. Waltzer seconded. Mr. Duffy, Ms. Mytych and Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Waltzer swore in Ms. Natiello as a Director of the Board for a three year term, as Ms. Natiello was not at the last meeting.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

None

**COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

None

**COMMITTEE REPORTS**

**CHAIRPERSON:**

Mr. Ryan reported the following: Many thanks go out to Frank and Meaghan Cassidy for their great work in another successful beach season. The kayaks, paddleboards, etc. were well received. Also many thanks go out to our staff of lifeguards who provided a safe environment to all those who enjoyed the beach. We ask our residents to be careful for children who may be playing in the leaves and also to be careful driving if the leaves are wet. As Halloween approaches, we also ask our residents to be careful for trick-or-treaters and also make sure that their own children are respectful to their neighbors.

**VICE-CHAIRPERSON:**

No Report

**VICE-PRESIDENT:**

No Report

**TREASURER:**

No Report

**ETHICS:**

No Report

**FINANCE:**

No Report

**SECRETARY:**

Mr. Cassidy reported the following:

The deadline is this week for Directory ads and Directory information forms. Work will now begin on compiling information and working with printer on proofs and revisions. In order not to overwhelm stockholders, the office will send an e-mail request in the January billing – and asking people if they would opt out of mailings in place of e-mails, in an effort to go green.

**REAL ESTATE:**

Mr. Duffy made a motion to approve the application for alterations from Dr. Getter at 64 Vail's Lake Shore Drive for a second story addition and add a second story onto the existing garage. They will not exceed further than any walls that exist and all setbacks and height requirements have been met. Letters have gone out to neighbors with no comments received back. Ms. Waltzer seconded. Mr. Rick O'Leary, architect, presented for 64 VLSD. This is a proposal to add a second story to existing house which is within the boundaries of the existing house and does not come any closer to the side, rear or front. The front and the back will be squared off. The height conforms to the 30 foot height restriction. The foundation is staying with the top of the foundation wall being reinforced and raised one foot poured. Code requires 8 inches so it will come up one foot in the back and the front will be feathered in with landscaping. The foundation needs to be brought up to code. Some sections will be overbuilt where it will be squared off so there will be a foundation and fill to fill the void. If the building department requires any additional approval from Vail's, Dr. Getter will need to come back to the Coop. Mr. Duffy said that sometimes, if they cannot build on the existing foundation, more approvals are needed from the Vail's Board. Variances will be needed for the Town for side and rear work. Mr. Duffy said front will be needed as well. Mr. Duffy stated that if the foundation does need to come down, we require a Datum and after construction, the owner will pay for a new survey by Bergendorf-Collins.

Mr. Leary stated that the garage is a second phase of the project. They want to keep it in the same footprint but will rebuild it and add a loft on the second floor. Mr. Leary said this will not be living quarters. Mr. Ryan asked if this is part of this approval. Mr. Duffy and Mr. Leary stated that it is part of the application and motion. Mr. Duffy stated that homeowners have one-year to start construction after approval. The garage is not presently attached to the house. They might want to do a connection a

walkway across from the house to the garage. Mr. Duffy said that the house is in the back of the property and that he does not have concerns because there are many trees there. Mr. Duffy stated that if they want to add the walkway they would need to get approval from the Board. Mr. Duffy said that he needs better plans on the garage. Mr. Duffy reminded Mr. Leary that all drainage changes/issues are the stockholders responsibility.

Vote taken. All in favor. Motion approved.

## **BUILDINGS & GROUNDS:**

Mr. Moore reported the following:

Trim painting was done around the pavilion (doorways and trim). The truck needed a new fuel tank and fuel regulator. The tank was leaking fuel. Beach docks and boat docks have started to come out of water. Bell Heating was in for our fall service with no problems reported. Some pine trees were planted at the north end to help provide cover for our compost area and also the sewer plant. Boat ramp gate proposal was obtained by Gate Solutions (same company that supplied our boat storage gate). NYSEG contracted a tree service company to prune trees near power lines in the coop.

### **Building and Grounds Reminder**

As fall approaches we want to remind shareholders that recycle paper leaf bags are only for leaves and grass clippings. No brush and branches are to be in paper bags and will not be taken. This will be enforced. No plastic bags will be taken.

Please pile your branches and brush at the curbside for pickup. Reminder that branches must be cut to no longer than 4 feet in length. Any questions please call the office of buildings and grounds at 914-669-9606. Thank you

Mr. Ryan suggested that perhaps we put a notice on those branches that are larger than 4 so others understand why Mr. Moore is not picking them up. Mr. Cassidy said that Mr. Moore does a great job picking up these branches and if they are not picked up one day, they will be picked up very soon. Mr. Cassidy asked what happens if a stockholder does not want one of their trees pruned. Ms. Waltzer stated that NYSEG has the final word on that.

## **PUMP HOUSE/WATER TANK REPLACEMENT:**

Ms. Waltzer said that the bid notification for the water tanks/pump house is in the newspaper and other publications. Bids and specs can be picked up in the office for \$50 by interested contractors. The bids need to be back to the office by November 21<sup>st</sup>. The committee will then open the bids and discuss with Paul Lynch and award the contract. This information will be presented to the Board.

## **INSURANCE:**

No Report

## **SUNSHINE:**

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

Speedy recoveries go out to Pat Ryan, Abby Cassidy and Fred Witte. We are happy to report that James Collins received good news from his recent surgery. Our condolences are sent to the Goodman family on the passing of John's mother. Ms. Battreall also read two thank you notes: one from Bill Quinn and one from Sue Enos.

**MEMBERSHIP:**

Ms. Natiello made a motion to approve the transfer of 14 Orchard from Marilyn Ford to Patricia Ford. Ms. Myers seconded. Ms. Rubini and Mr. O'Toole abstained. All others in favor. Motion approved.

Ms. Natiello made a motion to approve the rental renewal of 4 Terrace Drive to Gladys Valencia. Ms. Myers seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve re-finance application from Mary Becker. Ms. Myers seconded. Ms. Rubini abstained. All in favor. Motion approved.

**BOATS RAMP/NORTH END STORAGE:**

No Report

**PAVILION RENTAL:**

Mr. Cassidy made a motion to approve the Pavilion rental application from Jim Kiernan for November 10<sup>th</sup>. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve the Pavilion rental application from Rob Norcross for November 16<sup>th</sup>. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve Pavilion rental application from Janet Murphy for December 1<sup>st</sup>. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve the Pavilion rental application from Laurie Leavey for November 24<sup>th</sup>. Ms. Myers seconded. All in favor. Motion approved.

Ms. Waltzer made a motion to change the rental fee for the large room in Pavilion from \$800 to \$1000 for non-stockholders. Mr. Andrews seconded. In favor: All security checks will be cashed and as long as the Pavilion is in perfect condition, a check will be issued to return the security deposit. Ms. Waltzer, Ms. Rubini, Ms. Natiello, Mr. Duffy, Mr. Norcross, Mr. Andrews, Ms. Mytych and Mr. McGuinness, Against: Ms. Myers, Mr. Cassidy and Mr. O'Toole. Motion approved.

Ms. Waltzer made a motion to allow non-members to rent the small room for \$200 and all security checks from non-stockholders will be cashed and then a new check will be issued after the party as long as all is in order. Ms. Myers seconded. All in favor. Motion approved.

**LONG RANGE PLANNING:**

No Report

**OMBUDSMAN:**

No Report

**PLEC:**

Ms. Myers made a motion to give \$346, which would be \$2 per home at Vail's Grove, to the newly formed Peach Lake Environmental Coalition. All the communities around the lake are doing this to give PLEC some seed money. This was voted on by the entire committee. Ms. Waltzer seconded. All in favor. Motion approved. Ms. Mytych asked which line item this will come from. It was decided that it will come out of Public Health/Water Testing.

Ms. Waltzer reported that PLEC elected officers. One of the members of the committee will re-work the website. Mr. Waltzer was in touch with Bob Peyton who, in the past, did the accounting work for the old PLEC, and advised Mr. Waltzer on some issues (gratis). People on the committee are planning on cleaning out the north end. Scott Cerosky is working on getting samples to five labs and if the samples are clean, Ryder Farm will take what is dredged out. This would be a huge savings for not having to haul it away. It will increase the flow of the water in the lake and thereby decreasing the algae. Mr. Duffy stated that there is possibly grant monies to be used for this and that is being looked into. Ms. Waltzer stated that every shareholder around the lake is considered a member of this committee and is welcome to come to every meeting, which is the first Monday of the month here in Vail's Grove Pavilion. Mr. Ryan asked for PLEC reps from Vail's Grove to choose a liaison and to have one person speak at the Board meetings, giving updates on PLEC.

**LEGAL:**

Ms. Rubini reported that in Executive it was decided that we will work out a payment schedule for a stockholder. Ms. Rubini also reported that she did send a letter to a stockholder regarding the condition of the exterior of her home, asking the stockholder to tell us her repair plan prior to the next Board meeting. Ms. Rubini is also going to seek outside counsel regarding if a Stockholder could still serve on the Board if they transfer the ownership of their house into a Trust. Ms. Rubini will report back on that issue.

**AESTHETICS:**

No Report

**RECREATION:**

No Report

**BEACH:**

No Report

**LEND-A-HAND:**

No Report

**WELCOME:**

No Report

**PUBLIC SAFETY:**

No Report

**NEW BUSINESS:**

A Robo-call regarding safety issues for Halloween will go out to the residents.

Ms. Myers made a motion to adjourn meeting. Ms. Waltzer seconded. Meeting adjourned at 9:24 pm.