

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

**BOARD OF DIRECTOR'S MEETING**

**October 16, 2014**

**CALL TO ORDER:**

Mr. Ryan called the meeting to order at 8:12 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Mr. Cassidy made a motion to accept the minutes of the September 18, 2014 meeting. Mr. O'Toole seconded. Ms. Waltzer, Ms. Natiello and Ms. Rubini abstained. All others in favor. Motion approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

Mr. Chris Dress asked the Board if the New Year's Eve Party has been approved. He said he gave the Board the breakdown of costs. Mr. Ryan asked if Mr. Dress intends to set a date as to when to decide to cancel or hold the party depending on attendance. Mr. Dress asked who would be signing the contract for the DJ. It was discussed that Vail's Grove would sign the contract and Ms. Battreall stated that she needs a copy of their insurance certificate. Again, Mr. Ryan asked about a deciding date. Mr. Dress said that most people sign up very close to the party. Mr. Dress stated that 45 attendees would be the break even number. Mr. Dress stated that the committee does all the set up and clean up. Mr. Janecek made a motion to approve the Vail's Grove New Year's Party. Ms. Myers seconded. It was decided that we will look at the date of December 15<sup>th</sup> to see how many people will be attending. Mr. Janecek will be the Board liaison. Mr. Cassidy and Ms. McHale against. All others in favor. Motion approved. Mr. Dress hopes many people, including the Board members will attend.

**COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

1. Mr. Dave Bruen has asked the Board for permission to use the small room of the Pavilion for his business in the event of a disaster. This would be a temporary location for his customer service staff for a 2-4 week period. Mr. Ryan suggests that Mr. Bruen come to speak to the Board at the next meeting. Ms. Battreall will ask Mr. Bruen to attend.

## **COMMITTEE REPORTS**

### **CHAIRPERSON:**

Mr. Ryan stated that everyone has received the new updated committee list. If there are any corrections, please inform the office.

### **VICE-CHAIRPERSON:**

No report

### **VICE-PRESIDENT:**

No report

### **TREASURER:**

No Report

### **ETHICS:**

No report

### **FINANCE:**

No Report

### **SECRETARY:**

Mr. Cassidy reported the following:

The office should be receiving the machine to be able to process credit card payments and our banker from M&T will set up and instruct on the procedure. Directory ad and information deadline is the end of October. Day to day operations is running smoothly. Ms. Battreall thanks the Board and residents for giving her the opportunity to have been working here for 8 years this week. Mr. Cassidy thanked Ms. Battreall as she has been with the Grove 8 years and he stated that she is doing an excellent job.

### **BUILDINGS & GROUNDS:**

Mr. Moore reported the following: 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. 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. Reused paper bags are available in the B&G garage at no cost. Beach and boat docks are starting to come out.

Also, all boats, kayaks and any summer things should be removed from the fire roads for the winter season. Black top proposals for Norton Circle are in. Please protect your curbside from snowplow damage. We suggest you mark any area that might be prone to damage.

There is a hold from the Town of Southeast on bringing our leaves to their area. Mr. Moore will pick up once we have access again.

Mr. Moore met with Hartshorn, our snowplow contractor to discuss items of concern from last year. If you do not want the plow near any areas by your home, you should place markers.

Mr. Moore stated that the area at Norton Circle is 4000 square feet and the prices for blacktop range from \$8400 – 10,000. The homeowners who live at the north end would like this done. Ms. Waltzer made a motion to blacktop Norton Circle by Kect construction at \$8500, with Mr. Moore hoping to get Kect to give us a better price for hot-tar work. Mr. Andrews seconded. The work would start at the DiMauro driveway to be able to have the water disbursed. All in favor. Motion approved.

Mr. Andrews is having issues with water pressure on Maple Lane. Mr. Moore explained that we are running a constant 70 lbs. pressure and this might be the issue. Otherwise, Mr. Moore will discuss upping the pressure with Kathleen Heuschkel.

Mr. Moore also said we could purchase a hot tar machine for him to do the patching work on roads. He is not sure if right now would be the best time. Mr. Ryan asked for us to get prices for this. Mr. Moore said to have it down out of house first and then perhaps we can upkeep it with our own machine.

Mr. Moore then stated that he has been with the Grove for 10 years and he has enjoyed working here as well.

**REAL ESTATE:**

No report

**INSURANCE:**

Mr. O'Toole is hoping to have more concrete renewal numbers by the next meeting.

**SUNSHINE:**

Mr. Ryan congratulated Rob and Amanda Norcross on the arrival of Audrey. Ms. Battreall read a thank you note from the Tranchida on Orchard Road. Ms. Battreall also read a thank you note from Helen Costello. Ms. Battreall reported that Jay Couillard's father passed away last week. Mrs. Schumann is home from the hospital after having an infection. Get Well wishes to Sue Enos who had one procedure and another one next week and best wishes to Bud Mullins who will be having a hip replacement.

**MEMBERSHIP:**

Ms. Natiello made a motion to approve a re-finance application from Elizabeth Getter pursuant to receiving the appraisal. Ms. Myers seconded. All in favor. Motion approved.

**BOATS RAMP/NORTH END STORAGE:**

Mr. Moore stated that the Boat Ramp is in bad shape and there are ruts in the lake which create a pit and make it hard to get boats in and out. Mr. Moore will look into a way to remedy this.

**PAVILION:**

Mr. Cassidy made a motion to approve application from Jim Kiernan for December 7<sup>th</sup>. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve application from David Bruen for the Brewster Rotary Winetasting in June. Ms. Myers seconded. All in favor. Motion approved.

**RULES & REGULATIONS:**

Ms. McHale reported the following:

We have been reviewing the rules and regulations for grammatical errors and rules that have now become obsolete, such as septic systems. We are also reconsidering some rules and regulations that might no longer be pertinent or necessary. We will also be submitting to some committee chairs the changes we are considering that fall under their individual committee and asking for feedback. After we have received all input we will then begin to bring the proposed changes to the board for deliberation and to vote on.

**LONG RANGE PLANNING:**

No report

**OMBUDSMAN:**

No Report

**PLEC:**

No report

**LEGAL:**

Ms. Rubini reported the following:

As I understand the current membership rules, there are three types of vetting:

When there is a purchase, we fully vet each and every purchaser (credit and background.)

When there is an existing shareholder that has someone move in with them, and that person will NOT be added to the stock and lease, no vetting if it is immediate family members, which we have defined as children, spouse, parents, and siblings. Any person not fitting the above “immediate family” definition is vetted – background check only.

When there is an existing shareholder that wants to add a person to their stock and lease, every person that is requesting to be on the stock and lease should be fully vetted, whether they are immediate family members or not.

This has recently come up because a stockholder is requesting to add spouses and children to their existing stock and lease and since there are several people that they would like to add, the cost will be very high – they are long standing residents – we need to discuss to see if there is some way we can help them achieve their goal of adding the family members without disregarding the rules.

Collection Matter: Regarding the shareholder in arrears that was sent to legal from the last meeting, I have sent the collection letter to the lender pursuant to the recognition agreement and am awaiting their response.

**AESTHETICS:**

No Report

**RECREATION:**

The Thanksgiving Throwdown will be held on Saturday, November 8<sup>th</sup> at 6 pm. Join friends and neighbors in a fun competition of “who makes the best Thanksgiving Dish”. Based on Bobby Flays Food Network Show, Throwdown, we will cook, eat and vote on the best dishes out there. Choices: Stuffing, vegetable, potato, cranberries, dessert, miscellaneous. \$5 per person. You must be registered and pick up pan in the Pavilion by November 3<sup>rd</sup>. Ladies Night Out – Friday, November 21 at 6 pm until 9 pm. Join local vendors and get some holiday shopping started. Save the date – Christmas Party December 20<sup>th</sup>.

**BEACH:**

No report

**PUMP HOUSE/WATER TANK REPLACEMENT:**

No report

**Meeting adjourned at 8:55 pm.**