

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

September 15, 2016

CALL TO ORDER:

Mr. Cassidy called the meeting to order at 8:15 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

Ms. Rubini swore in new Director, Mr. Todd Cammisa and also swore in Mr. Duffy as Officer of the Executive Committee.

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to approve the minutes of the August 16, 2016 minutes. Ms. Waltzer seconded. In favor: Mr. McGuinness, Ms. Natiello, Ms. Morris, Mr. Andrews, Ms. Waltzer, Mr. Janecek. Abstained: Ms. Myers, Ms. Rubini, Mr. Duffy and Ms. Salerno. Motion approved.

Ms. Myers made a motion to approve the minutes of the short meeting on September 10, 2016 (after the Annual Meeting). Ms. Salerno seconded. Abstained: Mr. Cammisa, Mr. Andrews and Mr. Duffy. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Ms. Christine Samaha, the resident whose dog bit resident Briana Kane spoke to the Board. She stated that she has been and is still muzzling the dogs and leashing them when they are out of the house. Ms. Samaha requested to not have to keep the dogs muzzled, but still be on leash, when she takes them out for a quick break on her property or to put them in the car. The Board informed Ms. Samaha that they would discuss and inform her of the decision.

Ms. Waltzer suggested the possibility of placing a pen for the dogs when they are outside. Ms. Salerno suggested that Ms. Samaha be required to walk one dog at a time on her own property when dog is not muzzled. Ms. Natiello asked if Ms. Samahas dogs jump at other dogs when she is walking them and Ms. Samaha stated that they do not.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Three letters regarding the dog incident were received and reviewed by the Board. Letters are attached.

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

SECRETARY:

Mr. Duffy read the following report:

The Annual meeting went off successfully. Many positive comments have been coming into the office regarding the professionalism of the Board and Ms. Battreall during the meeting.

The office asks all committee Chairs and Board members to submit something to Carol Harting for the Vail's Voice by September 25th. Please, when Stockholders approach you about a concern or issue, instruct them to send a letter or e-mail to the office. The employees cannot police the Grove to see what people are doing "wrong". These items need to be brought to the attention with written complaints. Also, sometimes remember it would be good for Stockholders to re-read the rules to be reminded about what their responsibilities are living in a Cooperative. Encourage residents to try to work issues out directly with their neighbors.

The office is constantly being told "un-truths, rumors". Please do not believe everything you hear on the streets and check with the office in case of doubt.

TREASURER/FINANCE:

No Report

ETHICS:

No report

INSURANCE:

No Report

BUILDINGS & GROUNDS:

Mr. Andrews read the following report:

Water service repair at 1 Orchard Road. 100 feet of new pipe was installed. The work was done by Butler Excavating and Allstar Plumbing. Water service repairs at 36 VLSD. Small leak at shut off valve was repaired. The work was done by Butler Excavating and Allstar Plumbing. Maintenance assisted in the school bus shed project. Reused leaf bags are free in the maintenance garage. Community boat docks should be clear of any boats by November 1st. Snowplow contract will be voted on. Recommendations will come from the B&G Chair.

Mr. Andrews then opened the snow bids. MVL price - \$35,000 and Laurel Oak price \$36,000. Mr. Andrews made a motion to award the contract to MVL. Ms. Myers seconded. Mr. Duffy asked about how many trucks MVL has and also asked for references. Mr. Cammisa also inquired about these items. Next year bid letters will include these questions. Vote taken. Opposed: Mr. Cammisa. All others for. Motion approved.

Mr. Andrews stated that if residents need leaf bags for the weekend, they could ask Jay Moore and he could drop them at house on Friday.

REAL ESTATE:

Mr. Duffy made a motion to approve a hot tub under the rear deck at 9 Vail's Lake Shore Drive. The North Salem Building Dept. asked for Vail's Grove approval. As part of the approval, Mr. Duffy wants a secure cover and all safety precautions to be required. Ms. Myers seconded. All in favor. Motion approved.

SUNSHINE:

Ms. Enos sent the following report:

Get well wishes are sent to Joe Visbal, Briana Kane, Jim Kiernan, Ann Marie Keiley and Mary Jane Schroeder.

Congratulations are sent to Rob and Alison Tranchida on the birth of their new daughter, Lila Jane and to Joe and Joan Visbal on the birth of their new grandson, Xavier Joseph.

A thank you note was received from the Tranchidas.

MEMBERSHIP:

No Report

BOATS RAMP/NORTH END:

No report

PAVILION:

Ms. Myers made a motion to approve rental application from Julie Salerno for September 17. Mr. McGuinness seconded. Ms. Salerno abstained. All others in favor. Motion approved.

PUBLIC HEALTH/PUMPHOUSE:

Mr. McGuinness reported that alarms were going off at the Pump house due to power outage. Foleys came to the site and re-set and all was fine. One pump was turned off due to a leak. Mr. Moore is taking care of that issue.

We need more operators for the pump house. A class needs to be taken to obtain the Class C and then Class D license. You do not need to be certified to be available to check the chlorine in the Pump House but you do need to be certified to sign any water report documents. The Grove pays for the class, the books and mileage. If you have any questions, please contact Kathleen Heuschkel, Pat McGuinness or Jack Waltzer. They can fill you in on what is involved.

Ms. Waltzer made a motion to send Ms. Heuschkel a gift card to thank her for her years of service on Pump House committee and Chair of Pump House. She has moved from the Grove but is still acting as Chief Operator and coming to the Grove almost daily. Ms. Salerno seconded. All in favor. Motion approved.

PLEC:

Report attached of summary of last meeting. Mr. Duffy stated that PLEC would like each community to donate \$3.00 per home in 2017, instead of the \$2.00 per home in the past. This money is used for testing and general concern for the lake and anything that this committee would need money for.

RECREATION:

Ms. Salerno read the following report from herself and Ms. Sowa:

Movie nights inside the pavilion and also outside have been popular this summer. We hope to continue these during the winter months as well. We hope to have the concession stand and open Pavilion nights continuing through the fall and winter months. We would like to invite you to our First Annual Meatball contest and spaghetti dinner. This event will be held on Sunday, October 16 at 6 pm. There will be a \$15 entry fee to be in the contest. We ask that as a contestant you make a total of 30 meatballs, 2 dozen for the other participants and 6 for the judges. You can either enter Italian style meatballs or any other style you would like. All other guest in attendance will be asked to pay \$10 which will included a pasta dinner, salad, bread and dessert. All monies collected by the entrants will go towards the Vail's Grove Veteran Monument Fund. We hope to see you all and good luck.

Also on October 16th from 2-4 pm, we will have a Halloween Pumpkin Carving party. Bring your own pumpkin. We will provide the rest of what is needed to make that Jack-O-Lantern special for a spooky Halloween.

We want to thank all of you who participated in the Tag Sale and who helped raise over \$200 for the Monument.

Ms. Natiello said that Hugh Andrews was a terrific help and she thanks him very much for all his efforts with the tables both before and after the Tag Sale.

BEACH:

CLOSED

NEW BUSINESS:

Ms. Waltzer made a motion that the dogs belonging to Ms. Samaha be allowed to be outside, leashed, without muzzle, only when Ms. Samaha takes them out on her property for a quick bio break and to put in the car. Ms. Myers seconded.

For: Mr. McGuinness, Ms. Myers, Ms. Rubini, Ms. Natiello, Ms. Morris, Mr. Andrews and Ms. Waltzer. Against: Ms. Salerno. Abstain: Mr. Janecek, Mr. Cammisa and Mr. Duffy.

Motion approved. The office will inform Ms. Samaha.

Ms. Salerno made a motion to officially name the monument "Vail's Grove Veterans Monument". Ms. Morris seconded. All in favor. Motion approved.

Meeting adjourned at 9:00 pm.

Board of Directors
Vails Grove Cooperative
5 Vails Boulevard
Brewster, NY 10509

Minutes

August 30, 2016
10 Locust Road
Brewster, NY 10509

Dear Board of Directors:

On Friday, August 26th 2016, at approximately 12pm, my dog Mattie and I were attacked by two off-leash pit bulls at the playground on Vail Boulevard. This incident occurred during a walk from my home at 10, Locust Road to my brother's home on Terrace Drive. I saw Christina Samaha (23 Orchard Road) playing fetch with her two dogs in the park by the playground, and asked if they were friendly. When Ms. Samaha replied yes, the dogs approached and one attacked Mattie. I crouched down to protect my dog, at which point I was bitten on the back of my head by one of the dogs.

Ken Waltz, who was working across the street, came running to my aid and scared off the dogs. My dog Mattie ran home and I followed after her. Mr. Waltz called 911, but it took 45 minutes for an officer from the wrong county to arrive so that we could file a report (Putnam County Sheriff's office was dispatched, but did not assist because the incident occurred in Westchester). Because we had already waited 45 minutes, Brett Waltz drove me to the animal hospital to drop off my dog, and then to Emergency Room at Putnam Hospital.

At the hospital I received 11 stitches for the three open wounds on my head. I was informed that in most cases animal bites are not sutured because of the risk of infection. However, due to the severity of my wounds, loose and fewer stitches than would normally be used for similar sized-wounds were sewn. I will be monitored by my general practice physician to ensure that my wounds do not become infected and heal correctly.

I am fortunate that my intervention prevented any serious physical injuries to my dog. Mattie has several scrapes and some bruising, and is currently on pain medication. I am also extremely lucky that the injuries I sustained were not life threatening, though they could have easily been. In the wake of this incident I think that stricter enforcement is necessary regarding pets that are off leash, both for the safety of animals and people. Such an incident could not have happened if the rules were followed, including the rule of no dogs in the park and keeping dogs on a leash. I look forward to speaking to the Board and the Vail's Grove Community about this incident at September meeting.

In the meantime, I am requesting that immediate action be taken. I ask that the Board enforces a requirement for Ms. Samaha's dogs to be muzzled while on Cooperative property. I also request that her dogs not be allowed to be walked on Locust Road or Terrace Drive indefinitely.

Sincerely,

Briana Kane

From:
Sent:
To:
Cc:
Subject:

Briana Kane <bri.kane@yahoo.com>
Thursday, September 01, 2016 9:12 PM
Cassidy Jr Francis (09X517)
adelinenat@yahoo.com; vailsgrovecoop@gmail.com
Re: Dog Attack

Mindes

Thank you. And yes, I have filed a police report with North Salem and am waiting for a copy. Courtney with Southeast animal control is coming to my home at 12:00 on Monday to complete a report about the incident (it is Southeast jurisdiction because the dogs reside in Brewster). On the phone she informed me that the owner would receive a \$25 fine. She also said that neither she nor Southeast court would impose any sort of safety precautions as a result of the attack (such as muzzling). You (and any other member of the board) are welcome to come meet her at my home at noon on Monday with any questions about this.

Bri

On Aug 31, 2016, at 10:44 AM, Cassidy Jr Francis (09X517) <FCassid@schools.nyc.gov> wrote:

Ms. Kane

We are in receipt of your email. I hope you are recuperating well.

We will try to investigate your request expeditely.

If you haven't done so yet, please file a police report and contact animal control or the dangerous dog registry.

I was away and will start the process of your request.

Frank Cassidy

[Get Outlook for iOS](#)

On Tue, Aug 30, 2016 at 3:56 PM -0400, "Briana Kane" <bri.kane@yahoo.com> wrote:

Hello all,

As most (or all) of you know, my dog and I were attacked by two pit bulls on Friday afternoon by the playground. I have been recuperating at home with the wonderful support of the members of the Vail's Grove Community and am very appreciative of all concern and help from my neighbors (I have great neighbors!).

In order to ensure that the board is clear about what happened, I have attached a letter that informs you all of the incident and of my injuries.

I am also requesting that the board enforces a requirement for these dogs to be muzzled immediately and to not be allowed to be walked on Locust Road and Terrace Drive (the roads where my family and I live).

Please see the attached letter for further explanation and let me know if have any questions for me.

Thank you,
Briana Kane
10 Locust Road

M. J. Stokes

Christina Samaha
23 Orchard Road
Brewster, NY 10509
(203)-994-3940
Christinacsamaha@gmail.com

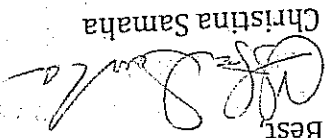
September 6, 2016

Board of Directors, Vail's Grove Co-Op
5 Vail Blvd
Brewster, NY 10509

Dear Board of Directors:

I am in receipt of your letter, dated on September 2, 2016, regarding requests to place a muzzle and leash on my dogs at all times the dogs are outside of my home. Some points I want the Board of Directors to understand: prior to receiving your letter, I acquired a muzzle for each of my dogs and will continue to walk them on a leash. To further correct the record, Brianna Kane, the stockholder you mention in your letter, approached me when I was in the park on August 26, 2016 to compliment me on how well behaved my dogs were and asked if her dog could come to play with mine. Ms. Kane replied that it was fine and not necessary as she walked into the park area by ramp #1. As my dog approached her dog, they sniffed each other, began to play aggressively and got out of hand, at which point, Ms. Kane reached down to grab her dog when she was bit by one of mine. The situation was poorly managed. I now will no longer be bringing my dogs to the park by ramp #1, as I misunderstood the sign hung by the playscape area and basketball court indicating no dogs. I was in the open field where there is no sign. To clarify, I took the above actions, prior to your letter, to muzzle my dogs as a precaution, in an event an unleashed dog(s) approaches them, an occurrence which has happened on multiple occasions as my dogs were leashed. I would never wish for an incident as such to happen and escalate where the safety of my dogs, other dogs, or persons is compromised.

Thank you for your time.

Best


Christina Samaha

Cc: Ms. Mary E. Vail, 51 Vail's Lake Shore Drive, Brewster, NY 10509

From: Charles Voelkl <charlievoelkl@yahoo.com>
Sent: Monday, September 12, 2016 10:10 PM
To: charles voelkl; jim o'brien; jack walter; Tom Raffels; mary copper; scottc@miller-ins.com; Vailsgrovecoop; Julia Darcy; Jay Bloomerside; pat butler; tom butler; ronnie walter; dbruen@bddinsurance.com; pat ryan; robert Fogle; Paul Wicha; edna brooks; gerard coporale; Joe Senatore; Patrick McGuinness; Maureen McHales; Joyce smith; 'Ralph Del Bove'; peggy boyle; fran ott
Subject: Re: Summary of Sept 12 meeting

Hi Everyone, Below is a summary of my notes of the meeting. Charie

PLEC

12 September 2016

Summary of Agenda

Vails Grove

7PM

1. Outlet Update: Charlie V. said that because of the low level of the lake that there has been no work in the Peach Lake Brook. He is hopeful that the group will be able to find the time and check out what has happened in the last 3 months. There was also conversation about how thick the Lilly pads are in front of the Brook and maybe we can clean them out. The Board also voted to approve 60 dollars for 2 signs for water levels, to show low level, normal level and high level.
2. Boats Rules/Survey: It was decided that the Boat Rules sent out was a good idea and will be repeated next year but the survey showed that residents do not want stickers on their boat, to show they are residents of Peach Lake.
3. Jelly Fish Drains: We hope will begin in September but will check with Warren L. to see if that schedule is still in play.
4. Dues For 2016: I will check with Jack, to see who has paid and who has not, Scott did say that he felt Starr Ridge would be paying soon.
5. Sand Testing: The Board made a motion to pay 115.25 for sand test done early in the year. We also will send results to Warren to get his opinion on the level of phosphorus, it seem that in the big picture, the results were not bad.
6. Water use during low water levels (Golf course/Houses) Ken from Bloomerside stated that they do draw water from Peach Lake for the golf course and the rate was app. 50 to 60 gallons per minute for 90 minute or app. 5000 gallons a days for 6 days. He did add that if it rains they do not water. He is checking to see if they draw water from below 5 meters and if so, would be very good for Peach Lake. The board is reviewing if this amount of water is a problem during a water drought. Charlie v. did state that in a water study of Peach Lake they estimated there to be 1 billion 400 million gallons of water in the lake. Ken did add that if the water use was a problem the Golf course would work with PLEC.