

MINUTES
FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING

March 1, 2015

Directors Present: John Cassese, Greg Henniger, Jay Pagano, Tad Paul, Henry Robin, Ed Schulhafer, Paul Teixeira, Jim Vandernoth.

Directors Present By Phone: Alan Baum, Mike Hartstein, Garry Korr, Russell Saray, Chris Lovito, Hal Hayes, Bob Tortora

Absent: Nicole LaFountaine, Eric Sawyer and Randy Wilson.

Also Present: Ignacio Ceriani (Director of Finance) by phone, and Ken Pollard (Director of Administration).

Meeting called to order at 10:31 by President Jay Pagano in the Green Room at the Neighborhood Preservation Center in New York, NY.

Tad Paul motioned to approve the January 18th minutes as circulated by email. Greg Henniger seconded and the motion carried.

President's Report

FIMI

- Government projects take an inordinate amount of time and the FIMI project is no exception.
 - Suffolk County has not yet sent out the surveys of the beach front properties in the Pines.
 - The prevalent pools and decks in the Pines are contributing to the complexity of the survey review process.

Trap Bags

- Three hundred feet of trap bags were lost in the December storm and another 500 feet was damaged.
 - We are working on a project to replace and repair the trap bags as needed.
 - The harbor spoils from the 2014 dredging will be used to fill the trap bags.
 - We are awaiting one more bid from the original installer of the Trap Bags.
 - We have engaged Land Use Ecological Services to obtain the necessary NYS DEC permit.
- There is a balance of \$362,500 in the Erosion Control District.
 - Mike Hartstein did an extensive review with Tamara Wright, Commissioner of Finance and will work with her to develop procedures for accessing the funds.
 - Seashore Defense Funds are also available should they be needed.
 - A beach scraping is a bigger project and could cost another \$150,000 to \$200,000.
 - Scraping is hard to estimate, because you need to know exact footage where the conditions are right.

Passenger Ferry Dock

- FIPPOA consultant, Jeff Kassner, is moving the project through the procedures of the Town.
 - This project is also progressing slowly as the procedures of the Town must be followed.

Board Composition

- FIPPOA was originally started with a board of 20 directors, when there were fewer homeowners and the board did everything.
 - Eventually groups such as Pines Care Center and Fire Island Pines Arts Project were formed which lessened the workload on the FIPPOA Board.
 - The Pines has changed but the composition of the FIPPOA Board has not.
 - A change in board size requires a by-laws amendment approved by the membership at the Spring Meeting in May.
 - Due to resignations, the board now consists of 18 directors.
 - Pagano has recommended 15 as the best number of directors.
 - The implementation will happen over time perhaps as long as three years.
 - The goal is to have no impact any incumbents running for re-election.
 - If we remain with 20 Directors we would need to recruit 7 candidates to run for election in September of 2015.
 - Being a director is a large time commitment and therefore it is not always easy to recruit candidates.
 - Further discussion is warranted at the April 18 Board Meeting.

Henniger motioned that the Board authorize Pagano to pursue reduction of the size of the board with a by-law amendment which will require outside counsel. Paul seconded and the motion carried unanimously.

Beachcomber Freight

- The negotiations of the one year extension of the contract with Beachcomber Freight dba Coastline have concluded.
 - Beachcomber will pay \$25,000 for freight dock rent in 2015
 - Beachcomber will also pay \$1,000 for freight dock rent from November and December of 2014.
 - Beachcomber will also donate a portion of freight services for the 2015 Pines Party.

Vandernoeth motioned to approve the agreement with Beachcomber. Paul seconded and the motion carried.

Pines Marina

Jim Vandernoeth, Harbor Committee Chair, reported:

- Robert Weber was hired as the Winter Harbormaster.
 - Weber reports that due to the severe cold the ice eaters themselves have frozen.
 - Many poles are becoming dislodged by the ice and a number have started to lean.
 - The inner harbor has fared well and does not have as many problems.
- Weber also reported frozen fire hydrants at Coast Guard Walk.
 - Both SCWA and FIPFD were notified of the problem.

Finance

Henry Robin, Treasurer, reported:

- There is little to report on the 2015 budget as January and February are slow months and February just ended yesterday.
 - There are a lot of insurance payments in the first quarter and so far the insurance quotes have been coming in lower than budgeted.

Meeting Adjourned at 12:25.

Respectfully Submitted,
Ken Pollard
Director of Administration