

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

December 10, 2017

Directors Present: Allan Baum, Tami Hausman, Greg Henniger, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Bob Tortora, Russell Saray, Eric Sawyer, Ed Schulhafer, Jeff Staad, Jim Vandernoeth

Absent: Gary Clinton, Garry Korr

Also Present: Ken Pollard (Director of Finance & Administration)

Meeting called to order by President Jay Pagano at 10:33 am in Pagano's apartment, 211 West 18th St, New York, NY.

Tad Paul motioned to approve the October board meeting minutes. Russell Saray seconded and the motion carried.

President's Report

Freight Dock

- The rebuilding of the freight dock is moving as planned with a few issues arising.
 - A big safety concern is the Liquid Propane Gas platform.
 - The platform has always been of concern to FIPPOA because of the potential of someone flicking a cigarette butt and starting a fire.
 - The new platform must be signed off by the Brookhaven Fire Marshal and we are working with the Fire Marshal.
 - During the reconstruction of the freight dock, the eastern end of the wagon rack is being used as a temporary freight dock.
 - One of the issues of the freight dock is that there is inadequate storage in the surrounding area.
 - The rebuilding of the Freight Dock is being paid for through property owners tax dollars.

Beach

- There is extensive beach erosion along the center.
 - Some of the trap bags are washed away or in water.
 - We have reached out to Suzie Goldhirsch of the Fire Island Association, who has a good relationship with the congressman representing Fire Island, Lee Zeldin.
 - We are seeking Zeldin's help in expediting the project and he is being helpful.
- Gail Lolis with Suffolk County was able to get some FIMI permits released because some houses are in imminent jeopardy.
 - The County needs appraisals before the permits can be issued.
 - The Army Corps is holding up the appraisals, apparently due to scaled back staffing.
 - Brookhaven is no longer a roadblock.

Financial Report

Henry Robin, Treasurer reported:

- The 2018 budget will be presented for discussion at the January board meeting.
- Review of the 2017 budget indicates that the year will end very close to the spring global number
 - There are outstanding receivables totaling over \$100,000.

- A detailed and confidential discussion of the largest outstanding receivables followed.
 - Membership dues collected in 2017 totaled \$105,000 - \$8,000 over budget.
 - Gary Clinton and the Membership Committee did a great job exceeding the budgeted income.
 - Fire Island Boulevard rentals did well, but two of the leasees have yet to be paid: Doug Teague and Brendan Egan.
 - Harbor forecasting was quite good for 2017.
 - Transient income came in right at budget.
 - Recreational ships were also at budget, but \$5,000 is yet to be collected.
 - It has been a long time since the harbor slip rental rates were increased.
 - It is preferable to make more frequent smaller increases rather than one large increase.
 - Major maintenance expenses in the harbor negatively affected the budget.
 - Sale of sand was budgeted at \$5,000, but we did not dredge this year and therefore sold little.
 - The Director of External Operations position is being eliminated in 2018.
 - The position was not configured as best as it can be, and Pagano will suggest an alternative.
- FIPPOA is exposed to lawsuits at Whyte Hall and in the Harbor.
 - The board has never had training on how to lower our risk management.
 - Certificates of Insurance are requested from all contractors, FIB renters, boaters and Whyte Hall renters.
 - Robin agreed to arrange a board educational and discussion opportunity regarding how to understand and mitigate potential board liabilities. Henry has already discussed this with Roger Kluge and together with Kluge will arrange a program at a future meeting when we are together during the season.

Freight Dock Usage

- There was an extensive discussion of the Freight Dock and collection of fees for its usage.
 - The Board agreed to tighten up procedures.
 - For 2018 one of the dockhands will take over the monitoring and it will be more economical.
- The Freight Dock Usage Rate will go up to \$150 per half hour on January 1, 2018.

Thanks to Damian and Tad for their work on the monitoring of the freight dock.

Fire Island Boulevard

- For the past 15 years, FIPPOA has been strengthening the relationship with the Town with an eye towards control of Fire Island Boulevard.
 - The resulting license agreement allowed FIPPOA to build (or have built) the FIB enclosures.
 - The western enclosures were built with a \$100,000 loan from FIPPOA's reserve fund and is considered a rousing success.
 - The loan is being repaid with the FIB rental income less \$5,000 for annual maintenance.
- The goal for this spring is getting more vehicles hidden away.

Sayville Ferry

- The Sayville Ferry fare increase has nothing to do with the Town.
 - The schedule adjustments SFS made this fall should become permanent and we should pursue the same additional boats in the spring.
 - Attorneys advise that FIPPOA cannot impose a surcharge on ferry tickets.

Adjourned at noon.

Respectfully Submitted,
Ken Pollard
Director of Finance & Administration