

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**

November 13, 2011

Directors Present: Alan Brodherson, John Cassese, Greg Henniger, Roger Kluge, Jay Pagano, Anthony Pietrangolare, Henry Robin, Ed Schulhafer, Jim Vandernoeth, and Lori Zeller

Participating By Phone: Alan Brockman, Chris Lovito, Tad Paul, Paul Teixeira, Jon Wilner, Randy Wilson

Directors Absent: Jane Groveman, Michael Hartstein and Eric Sawyer

Also Present: Ignacio Ceriani (Director of Finance) by phone; Ken Pollard (Director of Administration)

Meeting called to order by President Jay Pagano at 10:29 in the offices of DeWitt Stern, 420 Lexington Avenue, New York, NY.

Lori Zeller motioned to approve the October minutes with minor changes submitted by Alan Brockman and Tad Paul. Brodherson seconded and the motion passed with unanimous consent.

Those Directors who were not physically present, but who instead participated telephonically, did not vote on any motions.

**President's Report**

**2012 Goals**

- Pagano asked all committee heads to document their goals for 2012 and forward to him prior to December board meeting.

**FIPPOA PAC**

- Letters of congratulations were sent to the winners in last week's elections.
  - Mark Lesko won re-election as Brookhaven Town Supervisor
  - Tim Mazzei won re-election as Brookhaven Town Councilman.
  - Steve Bellone was elected as Suffolk County Executive replacing Steve Levy.

**Beach Project**

- Every month Pagano meets with a core group representing the Fire Island communities and officials from the Towns of Islip and Brookhaven.
  - These meetings started in April of 2009 and have been held for the last two years.
  - The next project is still mired down in what type of study is needed to proceed.
    - FEMA says an Environmental Impact Study (EIS) is sufficient.
      - An EIS is less expensive.
      - At last meeting communities agreed to EIS.

- As reported previously, FINS has been saying that a Programmatic Environmental Impact Study (PEIS) is needed, but FINS may concede to FEMA's view.
  - The PEIS covers projects over the subsequent 30 years.
  - One problem with the PEIS is that the beach will change over the next 30 years and the study findings may not apply.
- The next step is to develop an RFP for the EIS.
  - Land Use and Coastal Engineering have agreed to develop the RFP.
    - Development of the RFP will cost about \$3,500.
      - The Pines could agree to underwrite the RFP as the communities decide how to break up the costs.
  - The EIS will take about nine months to complete.
- Getting the necessary permits will take several months to complete.

FIPPOA's next Board Meeting is December 11<sup>th</sup> followed by our Holiday Party.

### **Website: Open Access**

Ed Schulhafer, Vice President, reported:

- Fipboa.org currently requires a password to access the "Members Only Area".
  - The sign-on/password is stored on our database and interfaces with the website.
    - Schulhafer suggests removing the sign-on requirement which will provide open access.
      - All information will be available to the general public.
        - This should be a consideration when writing any report for posting.
      - This removes the database requirement of the website and significantly reduces the cost of developing a new website.
        - Scott Bader, who developed the Winter Party website withdrew his bid due to the database integration
  - FIPPOA office is pursuing using the Peachtree database for membership records.
    - Peachtree may also be able to send out blast emails.
    - If this pans out, would further reduce the re-write requirements.
  - Somewhat similar to when the Pines Care Center used to charge patients.
    - The PCC Board decided to treat everyone without charge
      - PCC was able to solicit donations from these people during its fundraising drive and did not result in a decrease in income
  - Some concern was expressed that another membership benefit (Members Only Section) will be lost with open access.

Zeller motioned to pass a resolution that the FIPPOA website (fipboa.org) be open to all with no password required to access information. Henniger seconded and the motion carried by unanimous consent.

### **Website: Redevelopment**

- Prior to this meeting, Schulhafer circulated by email the most reasonable bids for rebuilding of the fipboa.org website.

- Also circulated comments from Michael Greenberg and Andreas Wuerful.
  - Andreas Wuerful was impressed with the Mitra Creative proposal
- Bids were received from Mitra Creative, Net Acceleration, Cre8tive Inc. and Artifact.
  - Bids are in the \$30,000 to \$35,000 range.
    - An investment of this magnitude that facilitates ticket sales and donations will be cost effective.
    - These are one time fees.
      - Hosting and support charges are separate
        - Hosting can be found for under \$100 per month
        - \$400 in monthly maintenance is not unreasonable
    - There is concern that there can be substantial cost overruns.
  - There is some concern as to what happens if we are not happy with the end product that is delivered by the developer.
- What do we need the website to do that it doesn't currently do.
  - FIPPOA is a \$1 million corporation and should have a web presence that reflects that.
  - Fippoa.org is currently running on an out of date platform.
  - Using pinesparty.org is cumbersome to handle ticket sales and volunteers.
  - New website will be done in a way so that almost anyone could manage it.
    - Committee chairs can be asked to keep articles posted on the website up to date.
  - FIPPOA will be capable of making changes in content without going back to the developer.
  - Special ferries should be posted and available to anyone wishing to travel to the Pines
  - Pines party sponsors should be able to look at the website with a history of sponsorships
    - Can function as a very good sales tool and help bring in more sponsorships and tent sales
    - Some question as to whether the bulk of the criticism of current website is about look and feel not about actual functionality.
      - Could hire designer to spruce up the look.
        - Out of date platform would still exist.
  - There will be interfaces with social media (Facebook, Twitter, Youtube) with redeveloped website
  - A discussion ensued as to whether the FIPPOA website should host a blog for open comment with respect to community events
    - After further discussion, it was agreed that the FIPPOA website should not host a blog
- Zeller, Cassese, Wilson and Schulhafer will form a sub committee and come back to the Board with suggestions.

### **Insurance**

Roger Kluge, Insurance Committee Chair, reported

#### **Whyte Hall**

- Whyte Hall currently has \$2.5 million in property damage coverage
  - Scott Bromley, the Whyte Hall architect, estimates a total of \$5.2 million would be needed to replace the building.
  - To increase coverage to \$5.2 million would cost an additional \$8,300 per year.

- Can increase coverage to \$3.5 million for \$3,000.
  - Bromley thinks this \$1 million increase in coverage is prudent.
    - In a catastrophic event it is unlikely that the entire building would be unsalvageable.
      - The pilings used for the foundation of the building would most likely survive.
      - There are approximately 150 poles in the foundation of the building.
  - This additional insurance expenditure is within our budget which currently has a slight surplus.
- Whyte Hall is not covered for wind damage.
  - Bromley has said the building was built to withstand a category two hurricane.
    - Windows are hurricane proof.
    - Lepage Pavilion canopy is removed when hurricane strength winds are projected.
  - Whyte Hall Operations Committee has put together a hurricane protocol to be followed in an emergency.
    - The goal is for as much loss prevention as possible.

#### Pines Marina

- Currently the Pines Marina has \$1 million in coverage.
  - This is not enough coverage if boats were damaged in the harbor and FIPPOA is deemed legally responsible.
    - It would cost \$7,600 to increase coverage to \$4 million.
    - \$3,000 will buy another \$2 million in coverage.

#### Cyber Insurance

- We should also look into insurance that covers the website.
  - Should there be a breach of security with the FIPPOA website FIPPOA may be liable for damages.
  - Kluge recommends that we consider this type of insurance in the future.

Kluge motioned to increase Whyte Hall coverage from \$2.5 million to \$3.5 million for an additional cost of \$3,000. Zeller seconded and the motion carried unanimously.

Kluge motioned for authorization to spend an additional \$3,000 to buy another \$2 million of coverage for Pines Marina. Vandernoeth seconded and the motion carried unanimously.

#### **Fire Island Boulevard**

Anthony Pietrangolare, Fire Island Boulevard Committee Chair, reported:

- There was a miscommunication at the last board meeting.
  - The \$5,000 authorized by the board to be spent on the boulevard was to come from Pines Party Proceeds.

Pietrangolare motioned to allocate \$5,000 from the Pines Party proceeds to Fire Island Boulevard. Zeller seconded and the motion carried with 9 in favor and Brodherson opposed.

## **Rodent Control**

Ed Schulhafer, Vice President, reported:

- A New York State law was passed on June 4, 2011 requiring metal bait stations.
  - Currently the traps in the Pines are plastic.
  - There are between 90 to 100 stations.
- Due to the new law, Team Pest Control needs to charge us \$15,885 this year.
  - Team Pest Control's original bid was \$8,585, but was based upon our incorrect assumption that the traps in place were metal, not plastic.
    - This price includes installation of metal traps.
      - Team Pest has agreed to charge the \$8,585 for the 2012-2013 season.
      - Contract will be amended to provide FIPPOA with the option, but not the obligation, to proceed with Team Pest for the 2012-2013 season.

Schulhafer Motioned for the Board to authorize the \$15,858 for rodent control for the 2011-2012 season, with the proviso that the draft contract would be amended to include the above-described option for the 2012-2013 season. Brodheron seconded and the motion carried unanimously.

## **Finance**

Pagano reported:

- The projected combined budget has a surplus estimated to be between \$6,000 and \$12,000.
  - The Audit & Finance committee had recommended putting some of this into reserves.
    - Instead this surplus will cover insurance recommended by Kluge and the Team Pest Control increase to cover metal traps.
- 2011 harbor income which is FIPPOA's primary source of income has been down.
- There is concern with the 2012 budget
  - Every line item needs to be reviewed to see if it is a necessary expense

Brodheron made a point of order at 11:44 am that there was no longer a quorum at the meeting due to the departure of Henry Robin. Lack of a quorum was duly noted and no votes were taken after this time.

Adjourned at 12:18

Respectfully Submitted,

Ken Pollard

Director of Administration