

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

March 11, 2012

Directors Present: Alan Brodherson, John Cassese, Mike Hartstein, Greg Henniger, Roger Kluge, Garry Korr, Chris Lovito, Jay Pagano, Ed Schulhafer, Paul Teixeira, Jon Wilner, Randy Wilson and Lori Zeller

By Phone: Alan Brockman, Tad Paul, Anthony Pietrangolare, Eric Sawyer and Jim Vandernoeth

Directors Absent: Jane Groveman and Henry Robin.

Also Present: Ken Pollard (Director of Administration)

Meeting called to order by President Jay Pagano at 10:35 at the offices of Dewitt Stern, 420 Lexington Ave., New York, NY.

Alan Brodherson motioned to approve the minutes of January 8, 2012. Roger Kluge seconded and the motion carried unanimously.

**Presidents Report**

**The Community**

- Pagano visited the Pines last week and with the exception of the area affected by the November fire, the community is in good shape.
  - There was little damage to trees over the winter and Community looked clean.
  - Fire Island Boulevard (FIB) is in good shape except for potholes.
- Boardwalk replacement of FIB and Ocean Walk have been completed.
  - Water still accumulates at Driftwood, where the boardwalk dips.
    - Pagano to contact Rouse's office to see if they can rectify the Driftwood situation.
  - Have also been in touch with Rouse about getting the cement crosswalks raised to allow people to cross FIB when there are puddles.
  - Pine Walk has also been completed.
- It was too windy to walk the beach.
  - Walked along Ocean Walk and up to the beach at seven different places.
  - The dunes are in good shape and have accreted a lot of sand.
  - Snow fencing put in place last fall after the beach scraping is still in place.

**Stonewall**

- Paul Hyman is the new director at Stonewall.
  - Hyman was the director of the Fort Lauderdale Gay and Lesbian Center.
- Stonewall Community Foundation holds a Vision Dinner every June that recognizes two honorees.

- This year's dinner is on June 13.
- This year FIPPOA will be one of the honorees.
  - They would like to produce a pamphlet highlighting the work of FIPPOA.
  - Ed Schulhafer is to work with Stonewall to develop the pamphlet.
  - FIPPOA will host a table.
    - Executive Committee will sit at table and if other seats available will offer to Directors.

#### Fire Island Association (FIA)

- The new FIA President, Suzie Goldhirsch, is reinvigorating the FIA.
  - Goldhirsch wants to communicate effectively with the communities.
- There are four Fire Island communities within Brookhaven.
  - Two of these do not have Zoning Advisory Committees.
    - Tad Paul is going to help them organize.
  - The Pines is considered a model community in working with the Town.
  - Individual communities need to be in touch with Brookhaven to keep abreast of what the Town is doing and how it impacts Fire Island.

#### Rebuilding

- Reconstruction has begun on the Danikki building.
  - Nikki LaFountaine is paying to keep the builders working until 6 pm.
    - The additional 2 hours make a big difference.
    - The Earliest that the building could be completed is in June.
  - FIP Ventures plans to open Canteen as a restaurant.
    - The Blue Whale will be open from Tea time until 2am.
    - Middle Tea will be at the pool area for about 2 hours.
    - If there are noise complaints after 10 pm FIP Ventures say they will take steps to mitigate the noise.

#### Newsletter

- The next Newsletter is scheduled for early April.
  - Any Director wanting to write an article should forward the article to the FIPPOA office by March 31.

#### Board Meeting

- Next Board meeting will be held in the Pines on April 14 at Whyte Hall.

#### Zoning

Tad Paul, Fire Island Pines Zoning Advisory Committee (FIPZAC) Chair, reported:  
Zoning Survey,

- Over the years, there has been a lack of uniformity with respect to the interpretation of various provisions of the Brookhaven zoning code.
- What is counted as coverage for some surveys is not counted for others.
  - Ponds are counted some of the times.
  - Pavers are counted some of the times.
- The Building Department should have the same policy for every survey.

- Some time ago, the Committee prepared a list of some of these provisions of the Code, in the hope that agreement could be reached with Brookhaven and FINS with respect to their interpretation.
  - Such an agreement would provide homeowners and contractors with better guidance as to what is, and is not, counted as lot coverage under the code.
- Goldhirsch and FINS Superintendent Chris Soller are reviewing the list and will have further meetings.
- The goal is to have uniformity across Fire Island.
  - Each community will have the opportunity to provide input.
- Efforts to get the items on this list enacted is a good short term project.
- This is being proposed not a revision to the Code, but as an administrative directive.
- Review of this list will be on the April Board Meeting agenda.
- Any changes to the federal will be a more complex process and make this a mid to long term goal.
  - Legal assistance may be needed for any federal code modifications.
- “Grandfathering” is a separate Zoning issue.
  - Not a part of coverage issues.
  - Grandfathering intersects with federal laws and Brookhaven laws.
  - Grandfathering is an important Zoning issue.
  - The Grandfathering issues should be a longer term goal.
    - Should determine the right strategy prior to moving forward.
- Some recent experience within the community with regard to variance requests has shown that the Town of Brookhaven is willing to work with the community, when there is widespread support for variances.
  - LaFontaine made a request for variances after the fire last November.
    - The current zoning code says commercial buildings cannot have more than 50% lot coverage
    - The variance granted for the Danikki building allowed lot coverage in excess of 90%.
- The system granting the variances worked well both on the Federal level and on the Town level.
  - There was strong community support for this variance.
- If we work through this process we should be able to get some of what we want.
- Zoning issues arising from variance applications by Pines homeowners are still pending in the courts.
  - There are five Article 78 proceedings in progress.
  - Until we see how the courts rule on these pending proceedings, it would be premature to seek any legislative changes.

### **Treasurer’s Report**

Hartstein, Treasurer, Reported:

- 2011 financials are a little better than expected
- There is nothing new to report on the first two months of 2012.
  - Insurance expenses have increased as per Board authorized changes.
- Budget adjustments will happen in April.
  - Please let Mike know of any adjustments that you may have.

- Please defer any expenses that you can.
  - The 2012 Budget, as adjusted in April, will be final.
- There is concern over 2012 Pines Marina Income.
  - Two boats are not returning for 2012.
  - There will be an additional \$10,000 as per the garbage contract with Tommy Esposito.
- Whyte Hall rentals and Annual Fund donations are ahead of last year.
- Seashore defense fund expenses have been significant.
  - \$40,000 from this account has been spent.
    - Additional snow fencing for \$15,000 was installed last fall.
      - This was done to secure areas that did not get the beach scraping.
    - \$25,000 for the beach grass and its planting was spent.
- Would like to do a focused fundraising to the ocean front homeowners.
  - There are 70 odd ocean front homeowners.
    - These owners are major beneficiaries of the beach work described above.
- Targeted fundraising worked well for the Mobility Access Cart Fund.
  - The re furnishing of the two carts is complete and paid for from this drive.
- Russell Saray recommended the idea of rounding up sales at local merchants.
  - Similar to donating to the Special Olympics where sales are rounded up to the nearest dollar.
    - The difference would be donated to FIPPOA Charitable Foundation.
      - This approach would include renters as well as homeowners.
    - If this is to be done it should be done in June.
- FIPPOA's Met Life CD is maturing.
  - Another CD matures in August of 2012.
  - These are the funds from the sale of the Bay Beach property.
  - Approximately \$596,000 is in the reserve fund.
    - To access these funds requires an approval of 2/3 of the Directors.
    - This was a by-laws change that was approved a while ago.
  - Interest rates are very low.
    - The rates offered on the renewal of the MetLife CD are only 1% to 1.05%.
    - Better rates are not available, unless we were to make investments in securities which bear additional risk, something which we have not wanted to do with our reserve funds.

Hartstein motioned to rollover the maturing Met Life CD. Schulhafer seconded and the motion carried unanimously.

### **Public Safety**

Chris Lovito, Public Safety Chair, reported:

- Working on relationships with the Town of Brookhaven and Suffolk County Police Department.
- For the 2011 season the Board agreed to increase security in the harbor on holiday weekends.
  - Pines Chamber of Commerce has been very helpful.
    - Nicole LaFountaine and PJ MacAteer underwrote to cost of the security.
    - In the past security was paid for from the Invasion budget for July 4th.

- Fire Island Pines Ventures supplied some additional man power.
  - For 2012 security will have t-shirt uniforms so that they are easily identified.
- Prototype arm rests for the FIPPOA benches have been manufactured and will be installed in the spring.
  - There are enough for four benches.
    - More will be ordered if the Board approves.
  - This will prevent people from sleeping on the benches.
- On weekends a sign listing the time of the last ferry of the day is prominently displayed.
  - This ensures that people who come over for the day are aware of the last ferry.
- Harbor staff will be on staggered shifts so that staff is available until the last boat of the day.
- Many inquiries about the noise level in the harbor.
  - FIPPOA should approach Suffolk County Police and ask for copies of complaints.

### **Pines Marina**

Jim Vandernoth, Pines Marina Chair, reported:

- Trying to get more seasonal boaters for the harbor.
  - There is a list of approximately nine boaters that will be personally contacted by harbor staff to see if they are returning.
  - Offering an incentive bonus of \$1,000 to anyone who brings in a new seasonal boater.
    - Boat must not have been in the harbor for the last 2 years.
    - Mention of this offer will go out in the next newsletter.
    - An alternative to giving cash back is a free month of dockage.
  - May find ourselves in a different financial position in July.
    - Committee may offer reduced rate for 4 to 6 weeks.
    - Last year committee approved half season rates.
- Working on a marketing campaign for transient boaters.
  - Doug Stein is going to enclose a Pines Marina coupon with the mailing of his spring invoices.
    - This is about 230 coupons.
    - This will reach an audience that is near to the Pines Marina.
  - Putting ads in boating magazines.
  - Plan on weekly e-blasts to prior year transient boaters.
- Bayshore has received Federal Funding to restore their Maple Avenue dock.
  - Hartstein to talk to Tim Bishop to see what help he can provide.
  - Other elected officials can also be contacted for assistance.
    - Congressman Israel and Senators Schumer & Gillibrand.

### **Membership**

Jon Wilner, Membership Committee Chair, reported:

- Total membership is about the same as last year.
  - A USPS mailing will be sent this week.
  - There will also be one more blast email to non-joiners.
  - After the last blast email FIPPOA had the largest number of joiners in a single day in its history.
  - The co-ops will include the membership packet with their spring mailing.

Meeting Adjourned at 12:28.

Respectfully Submitted,  
Ken Pollard  
Director of Administration