

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
July 9, 2011

Directors Present: Alan Brockman, Jane Groveman, Michael Hartstein, Greg Henniger, Roger Kluge, Chris Lovito, Jay Pagano, Anthony Pietrangolare, Henry Robin, Eric Sawyer, Ed Schulhafer, Jon Wilner, Randy Wilson, Jim Vandernoth, Ariadne Villarreal and Lori Zeller

Directors Absent: Alan Brodherson, Tad Paul and Michael Savino

Also Present: Ignacio Ceriani (Director of Finance) and Ken Pollard (Director of Administration)

Meeting called to order by President Jay Pagano at 10:05 in the Solstice Room in Whyte Hall the Fire Island Pines Community Center, New York, NY.

**President's Report**  
**FIPPOA PAC**

- This afternoon at noon there will be a fundraiser for Congressman Tim Bishop at the home of Allan Baum and Frank Liberto at 235 Beach Hill Walk. Many thanks to Baum and Liberto for hosting the event.
- Today's Board meeting was convened early so that all Directors can attend the Bishop fundraiser.

**Invasion**

- The Invasion was a resounding success under the leadership of Ariadne Villarreal.
  - Tommy Esposito did a good job of cleaning up after the crowds.
  - There was some concern expressed from members about the port-o-sans on Pickety Ruff, which were not FIPPOA's.
    - FIPPOA's port-o-sans were near the freight dock.
  - Pagano offered his congratulations to Villarreal and there was a round of applause for her.
- Prior to the Invasion there was concern raised by some members as to how many people the Pines' infrastructure could accommodate.
  - Ken Stein provided some ferry passenger statistics;
    - Memorial Day weekend (Saturday, Sunday and Monday)
      - In 2010 there were 2,850 round trips.
      - In 2011 there were 2,890 round trips.
    - Fourth of July weekend (Saturday, Sunday and Monday)
      - In 2010 there were 4,650 round trips.
      - In 2011 there were 4,605 round trips.
  - Tommy Esposito also said that the trash collection after the Fourth of July this year was the largest in the last eight years.

Villarreal thanked Lovito for the security guards during this year's Invasion and there was a round of applause for him.

### Fire District Election

- The Fire District Election will be held this upcoming Tuesday.
  - There will be a special ferry leaving the island at 9:15.
  - All registered voters are encouraged to vote.

### Finance

Mike Hartstein, Treasurer, reported:

- Have completed the May 31 budget analysis and expenses are under control
- There is some concern about transient income and this will be reviewed with the Harbor Committee.
- Have talked to the Town about the funds in our Beach Erosion Control District.
  - There are no funds in this account.
    - Had hoped to use funds from this district to cover the Preliminary Environmental Impact Study (PEIS) required for the next beach project.
  - The balance in the Seashore Defense Fund is \$53,000.
    - Could be used for PEIS but still leaves a significant balance
  - Audit and Finance Committee to look at options for funding the PEIS.
  - There will be a significant increase in taxes this year.
    - This is the 3<sup>rd</sup> year of the 2009 Beach Replenishment bond.
- Still looking for recommendations for how to spend the \$10,000 from the estate of James Broken.
  - Alan Brockman is the executor of this estate.
- Last week Hartstein circulated a proposal that establishes a FIPPOA Major Asset Reserve for repairs in Whyte Hall and the harbor.
  - These are major revenue producing assets of the Association and Foundation.
  - This type of reserve is necessary.
    - Having this reserve displays fiscal responsibility to the community and avoids situations like what happened when the freight dock was rebuilt.
      - Years ago, FIPPOA had to get loans from property owners to finance the rebuilding of the freight dock.
  - The sum of the addition to the reserve will be \$18,000 - equal to the amount of the T-Mobile rental income to the Foundation.
  - When needed for Whyte Hall, FIPPOA can make a donation to the Foundation.
    - Foundation cannot donate to FIPPOA.
  - Access to the Major Asset Reserve will require a super majority (2/3) vote of the Board.

Hartstein motioned to establish the Major Asset Reserve as set forth in his proposal. Sawyer seconded and the motion carried unanimously.

## **FIPPOA PAC**

Henry Robin reported:

- PAC balance is now at \$11,895
  - Over thirty people have contributed this year.
  - Robin thanked the directors who contributed to the PAC and/or the PAC sponsored fundraisers.
- The Tim Bishop fundraiser has a goal of raising \$10,000.
  - Robin urged all directors to participate.
    - Attendance is important when a Congressman comes to the community.
  - Checks should be made out to Tim Bishop for Congress
  - Bishop's staff is aware that FIPPOA may be asking for changes to the Federal Zoning laws to eliminate the differences between the Brookhaven and the Federal codes.
    - Bishop is the highest ranking Democrat on the Transportation and Infrastructure Committee.
      - This committee has oversight of FEMA.
      - This committee may also be helpful in funding the rebuilding of our ferry dock.
- Mazzei fundraiser on July 16<sup>th</sup> has a goal of \$5,000
  - Event to be held at the home of Mark & Joy Rose at 2:30 pm.
- There was a fundraiser for Highway Superintendent John Rouse in another community.
  - We were not made aware of the event until after it was held.
  - Subsequently, FIPPOA PAC sent Rouse a \$1,000 check.
  - We also told Rouse we would host a fundraiser for him.
- Both our Assemblyman Al Graf and our State Senator Lee Zeldin voted against Marriage Equality in New York.
  - These are our representatives and we need to build bridges to engage them.

## **Medical Tax District**

Ed Schulhafer reported

- People do not understand the Tax District or the Pines Care Center (PCC).
  - It was clear at the Spring Meeting that people saw the Medical Tax District as a new way to transport people.
  - Many people think most of the medical incidents are overdoses.
    - Last week (Sunday through Friday) the doctor saw sixty patients.
  - PCC has hired Eleanor Gum as an employee
    - Gum answers the phone, manages the inventory and helps with the paperwork.
- The Medical Tax District is supported by 90% of the PCC Board.
- About 10% of the community does not support the idea.
  - Many think the reason may be because of the increasing taxes in the Pines.
- A number of members think there should be a deadline for this vote.
  - Pagano feels that if we have a deadline and the measure does not pass we cannot go back to the community in the short term future.
- Would like to distribute the list of people who have not voted to all directors.
  - 40% have approved the petition and we only need 60 more votes.
    - Schulhafer has received assurances that 10 more will vote in favor.

- If each director would contact the people they know and get three votes the district would pass.
  - The contact is made NOT to change a no vote to a yes.
  - Contact is made to make sure the homeowner has all the information.
- The cost of the Medical Improvement Tax District could be reduced by 30% by eliminating the funding for Damminix, Rodent Control, partial funding of the Pines Care Center and eliminating winter paramedic coverage on the island.
  - This might be considered if the proposal does not pass.

Sawyer motioned that the list of non-voters be reviewed by the Directors so that they can contact those that they know in order to reach the 51% required for passage. August 15 will be the cutoff date for voting. Wilner seconded and the motion carried unanimously.

Hartstein thanked Ed Schulhafer for all his work on this project and there was a round of applause for him.

### **Pines Marina**

Jim Vandernoeth, Harbor Committee Chair, reported

- Over the Fourth of July weekend the harbor brought in approximately \$4,000 in transient revenue.
- There is approximately \$6,000 in reservations still to come in over the rest of the season.
- Seasonal revenue is more than \$125,000.
- Harbor Master Dennis Murphy has been sending weekly promotional email blasts to prior transient boaters.
- Dave Mahler and Chris Lovito are working on an advertising campaign.
- Transient income may be down because of the economy and fuel costs.
  - Many boaters are staying in their slips to avoid these costs.
- Prominent “Last Ferry” signs have been put up in the harbor.
- Committee is looking into adding additional arms on the harbor benches in order to prevent people from sleeping on them.
  - Villarreal to provide estimate from cabinet maker by next meeting.

Adjourned at 11:33 pm.

Respectfully Submitted,  
Ken Pollard  
Director of Administration