

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

January 18, 2015

Directors Present: Allan Baum, Mike Hartstein, Hal Hayes, Nikki LaFountaine, Jay Pagano, Tad Paul, Russell Saray, Eric Sawyer, Ed Schulhafer, Paul Teixeira and Jim Vandernoth.

Directors by Phone: John Cassese, Greg Henniger, Chris Lovito and Henry Robin

Absent: Garry Korr, Bob Tortora and Randy Wilson

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

Meeting called to order at 10:34 AM by President Jay Pagano in the Green Room at the Neighborhood Preservation Center in New York, NY.

Paul motioned to approve the November minutes as circulated by email. Jim Vandernoth seconded and the motion carried.

President's Report

FIPPOA Board

- Association Secretary Alan Brodherson has resigned from the Board.
 - After repeated attempts to dissuade him, Brodherson is firm in his resignation.
 - This is very unfortunate for the Association as Alan provided outstanding legal counsel.
 - Brodherson's resignation leaves the executive committee with only three members.
- The two recent resignations have brought to mind the issue of board size, which some think is too large.
 - To reduce the size of the board will require a membership vote on the by-law change.
 - The implementation would play out over a few elections.
 - Board size will be an item on the March agenda.
- A Director will be assigned to develop a Code of Ethics for the Board detailing expectations of directors.
 - The code will cover expectations of meeting attendance and discretion.

Fire Island Boulevard

- The executed license agreement for FIPPOA's expanded control of Fire Island Boulevard is in hand.
 - Meeting the Town's insurance requirements was the final hurdle and Roger Kluge found the appropriate policy.

Pagano thanked Tad Paul for his work on the Boulevard Project and there was a round of applause for Paul.

Roncalli Freight Lawsuit

- The Roncalli Freight lawsuit against FIPPOA is consuming a lot of time.
 - Documents for the lawsuit were filed about a week ago.
 - Pagano, Mike Hartstein and Brodherson have all been named in the lawsuit.
 - FIPPOA is looking to have all of the matter moved to arbitration.
 - FIPPOA has very good insurance, but Directors are not 100% covered.
 - Besides the lawsuit, on a separate track, the matter of collecting unpaid rent is in arbitration as specified in the contract.

Beachcomber Freight

- The contract with Beachcomber Freight dba Coastline follow is in negotiations and will be discussed at the March board meeting.

The Beach

- The stairs that were damaged due to the recent Nor'easter will be repaired by the highway department.
- In the western side of the Pines some of the trap bags are gone due to the storm.

Dockhands

- The Harbor dockhands were given a modest bonus in December.
 - We received notes from Harbor Master Dennis Murphy and the staff saying how much they enjoy their jobs and that they feel a part of the community.

FIMI

Tad Paul, who attended the Fire Island Association (FIA) meeting last week, reported

- The County has appraisals on all the effected properties on the western end of Fire Island.
 - We have been told there are substantial variations on the appraisals.
- FIMI work has already commenced at Smith Point on the eastern end of the island.
- The contract for work on the west end is let.
 - Waivers and easements need to be signed by all beachfront property owners.
 - This process is expected to take 7 weeks.
 - Suffolk County will work with homeowners individually and with the communities as well.
 - The waivers and easements will not impact our project dates.
 - The real estate issues in the Pines should be completed by August allowing a contract to be in place by November.
- FINS Superintendent Chris Soller will make every effort to help the project along.

Finance

Henry Robin, Treasurer, and Mike Hartstein reported:

2014

- The 2014 Budget vs. Actual reports were circulated to the Board.
 - 2014 went well financially with an actual deficit of \$8,000 that was budgeted to be \$12,000.
- FIPPOA has been advised that the dolphins at the mouth of the harbor are required to protect the docks from ice damage.

- DKR Shores Inc has quoted \$6,000 for the permitting process.
- DKR Shores is not an approved Brookhaven vendor
 - Therefore, the \$6,000 will be at FIPPOA's expense which is not in the 2015 budget.

2015

- The 2015 budget approved by the Board at its December meeting has a projected loss of \$27,500.
 - We are now 2 and a half weeks into the year and will review the budget and make the necessary adjustments in April.
 - Insurance was projected to have a 7.5% increase and two of our larger policies have come in with no increases from 2014.
 - The company that supplied our harbor policy at \$5,000 will not renew and the expectation is an increase to between \$7,500 and \$10,000 with a new carrier.
- We are likely to add a \$6,000 expense for the replacement of the dolphins at the entrance to the harbor.
- The budget may need to be revised to include up to \$20,000 in expenses in the Roncalli lawsuit and arbitration.

Hartstein motioned to authorize the expense of \$6,000 to have DKR Shores do the permitting work. Sawyer seconded and the motion carried.

Ferry Dock Reconstruction

- Our consultant, Jeff Kassner is putting a package together for the Town and we are expecting a public hearing in February.
- The project construction will probably not begin until 2016.
- A possible source of governmental grant money has presented itself which could pay a portion of the cost of rebuilding the dock.
 - Pines residents Stanley Ackert and Robert Rems put us in touch with Victor Cornelius.
 - Cornelius specializes in grants and bonds for specific projects and is politically connected in New York State and Washington.
 - We are in the process of checking references and conferring with Brookhaven regarding whether a relationship with Cornelius is possible.

Membership

Russell Saray, Membership Chair, reported:

- The Membership Drive started 10 days ago.
 - 23% of the budgeted \$100,000 has been raised.
 - \$3,700 for the Seashore Defense Fund has been raised through membership.

Meeting adjourned at 12:23 PM.

Respectfully Submitted,
 Ken Pollard
 Director of Administration

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

January 18, 2015

Directors Present: Allan Baum, Mike Hartstein, Hal Hayes, Nikki LaFontaine, Jay Pagano, Tad Paul, Russell Saray, Eric Sawyer, Ed Schulhafer, Paul Teixeira and Jim Vandernoeth.

Directors by Phone: John Cassese, Greg Henniger, Chris Lovito and Henry Robin

Absent: Garry Korr, Bob Tortora and Randy Wilson

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

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

Presidents Report

Alan Brockman

- The FIPPOA Charitable Foundation was the beneficiary of Alan Brockman's \$1.2 Million IRA.
 - It will take about a year for the remainder of the estate to be settled.
 - Peter Valenti of Blank Rome is the executor of the estate.
 - For the time being the account will remain with the investment firm of Sanford Bernstein.
 - Treasurer Henry Robin is to develop an investment strategy and a task force will be formed to decide how the funds will be used
- The Foundation also received \$20,000 from Albert Lepage in 2014.
 - \$10,000 to be applied to Whyte Hall and \$10,000 to the Seashore Defense Fund.
- Bob Alfandre's daughter, Nicole Halbreiner, made an unrestricted donation of \$12,500 in memory of her father.

Whyte Hall Programming

Ed Schulhafer, Programming Committee Chair, reported:

- The Whyte Hall Programming Committee has formed a sub-committee to produce a Clam Bake on the beach in the Pines.
 - The Committee is chaired by Frank Liberto and consists of Scott Bromley, Tony Impavido, Judy Kingman, Nick Politis and Lori Zeller.
 - The food for the event is being provided by Mike Price, chef and co-owner of The Clam at 420 Hudson St in Greenwich Village.
 - The committee would like to have the event on August 8th.

- A preliminary budget has been circulated to the Board.
 - Based on attendance of between 300 and 500 people, the event would do a little better than break even, leaving little risk to the Foundation.
 - The committee plans to find local Long Island sponsors for wine, beer and liquor which will improve the bottom line.
 - The committee is hoping to make this the First Annual Clam Bake

Hartstein motioned to approve the Clam Bake on August 8, 2015. Vandernoeth seconded and the motion carried.

Meeting adjourned.

Respectfully Submitted,
Ken Pollard
Director of Administration