

MINUTES
FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
May 14, 2011

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

Directors Absent: Anthony Pietrangolare and Randy Wilson

Also Present: Jon Gilbert (Marina Committee Co-Chair) and Ken Pollard (Director of Administration)

Meeting called to order by President Jay Pagano at 10:34 in the Solstice Room in Whyte Hall, the Fire Island Pines Community Center, New York, NY.

Pagano said that email votes taken between meetings will be voted on again in person at the next scheduled board meeting. The FIPPOA bylaws will be reviewed and possibly amended in the future to more specifically address voting by email.

As previously voted on by email, Pagano motioned to appoint Greg Henniger as a FIPPOA director to serve until the Annual Meeting in September. Brodherson seconded and the motion carried.

Pagano welcomed Greg Henniger to his first board meeting as a director.

Lovito motioned to approve the minutes of the April 16th minutes. Kluge seconded and the motion carried.

President's Report

Fire Island Association (FIA)

- Suzanne Goldhirsch was elected the new President of FIA.
 - Goldhirsch has been president of the Seaview association and Vice President of FIA.
 - Goldhirsch will be speaking with Cherry Grove's Homeowner Association about forming an erosion control tax district.
- FIA Newsletter contains a lot of useful information
 - All Board Members are encouraged to join FIA.
 - As the largest community on Fire Island we should have an influential role in FIA affairs.
 - FIPPOA will make a \$2,500 contribution to FIA

Beach Erosion Control District (BECD)

- Pagano toured the length of the beach in the Pines Yesterday

- The dunes are intact.
- The area between Fisherman and Sail Walks had some erosion
 - The April storm did significant damage.
 - Now there is not as much space between the dune and the ocean.
- There are three small remaining areas of symbolic fencing for the Piping Plover nesting.
- There was another meeting between the communities on the 2013 project.
 - One issue right now is how to divide the cost of the Programmatic Environmental Impact Study (PEIS).
 - The PEIS will cost up to \$2 million.
 - This is a new requirement for the 2013 project
 - The cost of the environmental studies in previous years were insignificant and the costs were built into the price per cubic yard of sand.
 - There are a number of methods to allocate the costs: assessment value, the length of the beach or the number of houses.
 - Length of the beach disfavors The Pines, Cherry Grove and Davis Park because these communities are longer and these communities would pay more.
 - But if done by length of beach the project will move along faster.
 - Ultimately, though, the difference in costs to the Pines is relatively nominal, in light of the overall costs.
 - The other methods would complicate the process and take up valuable time.
 - The Pines Beach is thinner and it is really important that the project move along.
 - Without a beach the quality of life in the Pines would decline.
- 87.5% of the costs for the project are to be reimbursed by FEMA since we are considered a managed beach.
 - Beach projects have been done in 1997, 2003 and 2008

Boardwalks

- The Highway Department has been working in the Pines every day.
- In an average week they can complete 250 linear feet of boardwalk.
 - Fire Island Boulevard has been completed going west to midway between Tarpon and Sky Walks.
 - Since the eastern end has less traffic and is therefore in better condition, they may postpone going all the way to Sail at this time.
- The Highway Department has agreed to paint the white safety stripe.

Spring Membership Meeting

- Several members have suggested more time for Q&A at the meeting.
- To accommodate this request, oral reports should be brief and hit the highlights.
- Tad Paul will give a zoning presentation.
- FINS Superintendent Chris Soller has been invited to speak but he may not be able to attend.

- Ed Schulhafer will speak about the Medical Tax District.
 - Medical Tax District petitions will be available at the meeting.
 - Roger Kluge and Jane Groveman will be available to notarize the petitions.
 - Currently 30% percent of the assessed value in the Pines has voted in favor of the Medical Tax district.
- The Marine Police will be represented for a brief presentation followed by Q&A.
- The Coastline petition to Suffolk County for an increase in freight rates will be discussed.
- In an effort to be greener the Committee and Community reports will not be handed out and will instead be posted on www.fipboa.org.
 - Reports should be submitted to the FIPBOA office by Monday and a blast email to the membership will be sent out linked to the webpage.

Chipper

- Pagano said there was a request from a member that Mike Jaggi chip the brush dumped on Fire Island Boulevard.
- Dave Anderson tries to identify who has dumped on the Boulevard so that Mike Jaggi can chip for and bill the owner.
 - Jaggi moves chipper up and down the Boulevard.
 - Member also suggested that the chipping should be done at the home where the brush is cut down.
 - The problem is that the equipment can not easily maneuver on the ancillary walks.
- FIPBOA should make every effort to contain the dumping, but it is a difficult task.
 - If the brush is brought to the Boulevard on the day of (or day before) the chipping is to take place, it will not be such an eyesore.

2011 Nominating Chair

- Pagano introduced Andy Baker, whom Pagano is putting forth to be the 2011 Nominating Chair.
 - Baker is a long time Pines resident, first coming to the Pines in 1978.
 - Baker left the corporate world 10 years ago and now manages his own properties.

Villarreal motioned to approve Andy Baker as the 2011 Nominating Chair. Lovito seconded and the motion carried unanimously.

Coastline Increase

Walter Boss appeared to present his views on the Coastline increase.

Hartstein reported:

- When the issue of Coastline's application for a rate increase first came up FIPBOA obtained a copy of the petition that was presented to the Suffolk County Legislature from the Legislature's website.
 - Hartstein and Michael Greenberg reviewed the proposal extensively.
 - The petition was well crafted and the legislature has a history of granting these types of increases.
 - The Suffolk County Budget Office reviewed the proposal, did a field visit to Coastline's offices and rendered an extensive opinion.

- The legislature usually defers to the administrative (budget) office in this type of situation.
- Coastline appears to have its expenses under control, but now needs to increase their revenue to sustain the business.
 - There have also been significant increases in the cost of fuel.
- When Steve Young was the owner of Coastline they had not requested an increase in a number of years because they were not properly licensed.
 - Coastline is now properly licensed and therefore in a position to seek a rate increase.
- Coastline is the only year round freight carrier to the Pines.
 - If Coastline went out of business FIPPOA would have to find another freight company.
- The membership was notified by a blast email how they could oppose the increase.
- The Executive Committee discussed the issue between board meetings.
 - The Executive Committee had the view that the increase would most likely be approved.
 - If the Executive Committee were to oppose the petition, FIPPOA would require legal counsel.
 - Legal fees are not in the 2011 budget.
 - Von Kuersteiner provided information for Hartstein to review that he was not legally required to provide.
 - Based on the assumption that the legislature would most likely approve the increase, Hartstein negotiated with Coastline.
 - As a result of these negotiations, Coastline agreed to give up the 25% Saturday surcharge for residential customers.
 - Coastline also agreed not to ask for a rate increase until 2014.
 - In consideration for these two concessions, Coastline insisted on written support for the petition now before the legislature.
 - Another concern was raised about the \$50 cap on liability for shipments.
 - Coastline has agreed to remove this clause.
- It is not know if Coastline is planning rate increases for deliveries to the homes.
- On original price list, 47 items of over 250 items were subject to additional charge based on weight and size.
- With the current petition, 157 items will be subject to potential additional charges.
- Coastline hearing has been delayed to June 7th

A member of the Board then made a presentation as to why he thought that the Coastline increase was not justified in its present form, and urged that the Board withdraw its prior letter of support for the pending application of Coastline.

Wilner motioned to approve the action that the Executive Committee took (letter of support from FIPPOA in exchange for Coastline striking the 25% surcharge and agreeing not to seek an additional increase until 2014). Roger Kluge seconded and the motion carried with Savino against and Zeller abstaining.

Political Action Committee (PAC)

Henry Robin reported:

- The 2011 PAC solicitation letter will go out after the Spring Membership Meeting
 - Package will consist of letter and a Frequently Asked Question (FAQ) sheet.
 - Many people will give only if they are asked to give by someone they know and respect.
 - Robin distributed a list of past PAC contributors.
 - Robin asked all Directors to review the list and let the FIPPOA office know which people they would personally ask.
 - At a minimum an email can be sent to the potential donor.
 - Best results will be achieved if there is a face to face request.
 - Directors should request specific amounts in increments of \$250, \$500 up to \$1,000.
 - Directors should not be afraid to ask for more if they believe the donor can afford it.

Zoning

Tad Paul, Fire Island Pines Zoning Advisory Committee Co-Chair reported:

- The majority of the sub-committee appointed to review the policy of posting variance applications on fipboa.org recommended that the practice should continue.
- There was a suggestion that the variance application could specifically ask if the owner did, or did not want, the variance application to be posted.
 - This is a Brookhaven form that the Town would most likely not modify to accommodate the Pines only.

Wilner motioned that the board vote to discontinue the posting of zoning variance applications on fipboa.org. Brockman seconded. Brodherson motioned to table the discussion until after polling the membership at the spring meeting. Groveman seconded the motion to table and the motion was tabled with Savino, Schulhafer, Wilner and Zeller opposed.

Pagano said he would like to have a final Zoning discussion on the matter at the June 11th Board meeting and asked Paul to be prepared.

Insurance

Roger Kluge, Insurance Committee Chair, reported;

- Kluge investigated insurance for harbor piers and docks for \$1 Million and business loss of \$300,000.
 - The additional cost to FIPPOA is \$10,000 annually.
 - This additional expense is not in the 2011 budget.
 - Kluge will review costs again in September for inclusion in the 2012 budget.

Pines Passport

Lori Zeller reported:

- Ken Stein has agreed to underwrite the \$1500 cost of printing the coupon book
- Weeks & Reichel could not do the art work.
 - Located a printer in the city who could handle it.

- The coupon book may not be ready in time for the Spring Meeting next week.

Emails

Roger Kluge reported:

- Distributed a copy of Dewitt Stern's Email policy.
 - There is a lot of concern of the content of the emails.
 - Emails are not necessarily privileged and may be discoverable in any litigation.
 - There is a risk management concern to be considered in all written communications.
 - This policy lists 18 common email mistakes to be avoided.
- Some emails by some Directors are critical of other Directors and do not necessarily reflect the views of the Board.
- Pagano asked the directors to review the policy and to take them into consideration whenever emailing on FIPPOA business.

Meeting adjourned at 12:48 pm.

Respectfully Submitted,
Ken Pollard
Director of Administration