



Fire Island Pines Property Owners' Association

P.O. Box 5305

Fire Island Pines, New York 11782-0999



631-597-6060 – fippoa@msn.com

August 2014

Dear Friends and Neighbors,

We hope you've had a wonderful summer. As our season begins to wind down, it's time to remind you of our Annual Meeting, which is scheduled for Saturday, September 20, at Whyte Hall. A continental breakfast will be served beginning at 10 a.m., so please come and visit with other members before our meeting gets under way at 10:30 a.m.

As you know, an election coincides with our Annual Meetings, and this year we have a slate of six candidates running for five positions on our Board of Directors. If you are a Regular Member, you are receiving a ballot with this letter that will enable you to vote absentee by mail, along with information supplied by the candidates. The incumbent officers who are running un-opposed are not supplying candidate information. Please remember that you must use the enclosed envelope for your mail ballot to be valid, and if you vote absentee, you will not be able to recall your ballot at the meeting and vote in person that day.

In addition to the election, which includes remarks by all the candidates, we will have reports on a variety of subjects to bring you up-to-date on our Association's activities and issues affecting our community. We will try to make certain there is ample time on the agenda for you to ask questions, voice concerns and offer suggestions

We encourage you to attend our Annual Meeting and look forward to seeing you on September 20.

Sincerely,

A handwritten signature in cursive script that reads "J. Pagano".

Jay Pagano
President



Greg Henniger
370 Nautilus Walk
Fire Island Pines, NY 11782

August 15, 2014

Dear neighbors,

For the second time, I'm standing for election to the Board of Directors and asking that you permit me to continue to be one of our representatives on the Board. Like so many of us, I'm a former long time renter turned homeowner. When I last asked for your vote I described, in some detail, my history in the Pines dating back to 1987. In a more summary fashion, inasmuch as you read the long form in 2011: twelve years renting at the corner of Nautilus and the ocean with housemates, many of whom remain my closest, dearest friends; houseguests, the beach, pool parties, dinner parties, house parties, Vodka Parties, Morning Parties, Pines Parties, Tea(s) the Pavilion...the works. That's what it was all about for us and I enjoyed every bit of it. Fast forward to 2014 and Tim and I continue a (mostly) sedate routine of weekend houseguests, seemingly endless work on our home down the walk at 370 Nautilus as owners since 2000, and far fewer appearances at our old haunts. That's the slightly truncated version of me.

As practicing transactional lawyer, I bring to the table a strong sense of logic, an inclination to see issues from all sides in order to make a decision and an ability to digest and decipher contracts, statutes and regulations that are, on the one hand, generously described as something short of interesting but, on the other hand, of great importance to us as a community. Armed with my professional training, I've worked, with a heavy assist from Mike Hartstein, on a couple of our more significant contracts. In addition, I've spent the last three years familiarizing myself with the statutes, regulations and other written material relating to zoning issues and continue to work with Director Tad Paul on FIPPOA's zoning committee in this very important area. In the post-Sandy era, I'm keeping abreast the important decisions being made at the governmental level that affect all of us and have taken to attending monthly meetings of the Fire Island Association, which has become something of a clearing house for valuable information. All arguably very dry, but very, very important to all of us. Going forward, there's plenty for this lawyer to do on the Board for our community if you all decide to re-elect me as a Director. I hope you will.

I'll speak more specifically during my allotted three minutes about what I've done and would like to continue doing on the Board. I must say, though, as I said in 2011, and regardless of your decision with respect to me, that I continue to be nothing but impressed by the diligence, good faith and expertise displayed by a room full of volunteers who are often in the position of performing important, yet thankless, tasks. We're all lucky to have people among us who are willing to do it.

Rodman (Tad) Paul
610A Shore Walk



The Pines community has been an important and wonderful part of my life since 1978. I've made the usual progression from day tripper, to renter, to owner. Through friendships and dinners, quiet times, and, not least, the parties, the Pines is the constant in my life.

I am a partner at Larson and Paul Architects, and my practice is primarily in residential work in the New York area, including a number of houses on Fire Island. Through my work I routinely deal with all levels of our bureaucracy: Federal & FINS, NY State, and Brookhaven, all of which gives me a particular perspective to bring to the Board.

No community like the Pines can hope to be static – change will always be with us, most recently in the form of disasters like Hurricanes Irene and Sandy. I was proud to help lead our community's immediate response to Sandy, and to assist Jay Pagano, our President, in getting the various Federal and local agencies focused on our particular recovery needs in the Pines.

After Hurricane Sandy, it became clear that the Pines needed to step forward with full time representation on the regional joint task force planning for the FIMP (later to become the "FIMI") dune replacement work on Fire Island. Working with Jay, with the Fire Island Association, and with the Army Corps of Engineers has been rewarding: we have been able to ensure that all Pines ocean front residents will be protected and treated fairly as the Army Corps \$250 million project gets under way. By the end of 2016 we look to see Fire Island Pines safely tucked behind a very large new dune and a new beach profile more than three times broader than any of our past FEMA-led projects. This project will not only protect our community in the event of future storms, but will also dramatically improve our property values.

Another of my successful projects during the last term has been my work with the Boulevard Committee. Since the founding of the Pines there have been complaints about Brookhaven's lack of attention to managing and cleaning our Boulevard. Several years ago, I began the process of persuading Brookhaven to turn the management of the Boulevard over to FIPPOA, and those plans have matured at long last with a full licensing agreement approved by the Town Board in June this summer. Over the next six months FIPPOA will meet with all contractors to ensure that their sheds and vehicles will be concealed with cedar fencing and landscaping. The contractors will be charged rental fees for these spaces, and the revenue will permit FIPPOA to hire a new employee to manage and monitor the Boulevard, a huge step forward. Working closely with Board members Jay Pagano, Chris Lovito, and Nikki LaFountaine, we hope the results of this new green space initiative will be fully in evidence by Spring 2015.

I would like to thank you for your support in years past, and I would greatly appreciate your vote to re-elect me to the Board.

Tad Paul



Henry Robin

I stood before you four years ago to ask that you elect me to the FIPPOA board promising to contribute in any way that may become necessary, but certainly by revitalizing (the then dormant) FIPPOA Political Action Committee (PAC) and by providing a voice of thoughtful reason.

Since I joined the board, our PAC is indeed revitalized, actively raising money for many of our Brookhaven and Federal (D.C.) elected officials. I have also expanded outreach to many more outside of the promise of raising money. In part due to these deliberate and strategic efforts, my fellow board members will attest to the assistance the Pines has received in many critical areas, including the Fire Island to Moriches Inlet Project to restore dunes to our beach (at the federal government's expense rather than our own via property taxes) and clean-up after Hurricane Sandy to name just a few.

I volunteered last year to Chair our 60th Anniversary Celebration, committed to make it both an inclusive, low cost community event and a money maker as well. Thanks to a committee of volunteers, the generous support of people who do business in the Pines, our sponsors and the many homeowners and renters who turned out for the largest event ever held at Whyte Hall, our community came together in a fabulous celebration of our past and future and at the same time raised nearly \$40,000 for our current and future needs.

This year, I am asking for your vote twice: 1st to retain me on the board for another four years, and 2nd to elect me your new Treasurer. I am pleased to have worked closely with our current Treasurer, Mike Hartstein over the previous weeks to plan for a smooth transition.

Many of you know of my long-term involvement with HRC, including my service as Chair of the Board of Directors for both HRC and its separate HRC Foundation. I have also served as Chair of HRC's Finance Committee, overseeing a ~\$50 million budget with a structure similar to FIPPOA with both a corporate and foundation legal structure. Since my 15+ years of board service is soon coming to an end, I will now have even more time to devote to the Pines.

Professionally, I have worked in finance for 25+ years, currently as a Manager Director and Co-head of the Private Equity Fund of Funds business at Invesco. I hold the CFA (Chartered Financial Analyst) designation, and received both a BS and MBA from Northwestern University. I previously worked on Wall Street (Goldman Sachs and Credit Suisse) for many years.

Finally, I am pleased at the prospect of joining the Executive Committee as Treasurer. I am confident that my fellow board members and the other officers of FIPPOA will indeed verify that I have been a voice of thought and reason. I am honoured at the prospect of representing you and the Pines community for another four years. It is also a responsibility, which is held near to my heart.

Remember to vote twice. 1st as one of the five board members to be elected, and 2nd as your new Treasurer. Thank you for your consideration and for your support.

Bob Tortora

Dear Neighbors,

As a long term resident of the Pines, my utmost interest is keeping it running smoothly and looking great. Since the late '80s, I have missed only a handful of weekends and since the mid '90s, I have owned 4 different properties throughout the community. For the past 4 years I have lived on the island full time, from water on to water off. I truly consider this place my home, not simply my summer house. I am currently restoring my home, 4 Ocean Walk, maybe better known as the wacky dune house, with the help of the original designer/builder who made it by hand in the late 60's, Peter Asher. Additionally, I have kept a boat in the marina since 2009.

The Pines is my favorite place I have ever lived, and believe me, there's been many. I have a law degree but have been in the real estate design and the residential development business in both NYC and the Hamptons for the past 25 years. I have a thorough understanding of building and zoning issues, as I deal with this every day. Also, I have served on the Sag Harbor Architectural Review Board for several years, which has helped refine my appreciation for preservation.

As an ocean-front home owner, one of my biggest concerns is the restoration of the dune that protects not just homes but this entire island. I suffered significant damage during Hurricane Sandy, which could have largely been avoided, had the dune been properly reinstated. Not only is this dune critical for FIP, it is critical to protect the main island, which is laden with vulnerable infrastructure we all depend on. Daily, I find myself picking up litter from the boulevard and beyond, which I think, collectively, we can easily fix as a community.

In closing, I believe it is now time for me step up and help my community here in the Pines. I would appreciate your support and your vote.

Thank you for your consideration,
Bob Tortora

KELLER & VANDERNOTH, INC.
BUSINESS MANAGEMENT

Jim Vandernoth
83 Teal Walk
Fire Island Pines

As a candidate for the FIPPOA Board of Directors, Jim is writing to ask for your support once again in the upcoming election. Jim has had great pleasure and honor as serving and representing this community on the board for the past eight years. Currently Jim serves as Chairman of the Pines Marina. As chairman, Jim is responsible for the administration, operations and marketing of the harbor. Jim's other responsibilities include the West and East Kiosk's, as well as the Plaza in the harbor where all the scheduling and coordination our ticket sales takes place. Jim is also in charge of our Access Mobility Carts working closely with Kent Dillion our head coordinator scheduling our volunteers.

Jim wishes to continue with these responsibilities' and to further build on what he has been able to accomplish in the past eight years.

Jim also wishes to continue to work with his fellow Board members in a continued effort to improve and always bring new ideas and endeavors to our residents so that the Pines will continue to be the only place to be.



Jon Wilner

Jon Wilner first came to the Pines in 1983, as Jerry Herman's house guest. I was doing the advertising for the original production of "La Cage aux Folles" and Jerry invited me for the weekend. I immediately fell in love with the Pines, and I rented a co op the following season, which I then purchased. Then in 1988 I purchased my home on Shady Walk., where I live today. In 2003, After 28 years of owning my theatrical advertising company, LeDonne and Wilner, I opened Island Properties of the Pines, Inc. and began a real estate career in the Pines, that included selling the commercial district from the Pavilion right through to the Blue Whale twice, first for John Whyte and then again for a second time in 2008. I was the first realtor in the Pines to sell an inland home for over a million, an oceanfront home for over 2 million, and then breaking the 3 million dollar mark, not too long after that. I've sold over 275 homes in the Pines since 2003. On Broadway, I produced "An Evening with Jerry Herman" at the Booth Theatre, after it's original out of town run at the Pines Community House. I produced the London Evening Standard Award winning Best Musical, Jerry Herman's Mack and Mabel, twice in London, in 1994 and again in 2006. I currently serve on the American Theatre Wing's Advisory Board.

In 2006 I sold the Bay Beach property for FIPPOA, donating my entire commission back to the community. I first served on the Board of Directors of FIPPOA for ten years, from 1994 to 2004, and then again these past four years. As membership chairman, I have increased our membership to a record breaking number of over 600 members. I am dedicated to making sure that everyone in the Pines has an opportunity to be part of our magical community and to add their voice and creative juices to enhance our quality of life here. It is the most diverse and talented community in the world, in my opinion.

Having owned my home on Shady Walk some twenty years before I opened Island Properties of the Pines, I know that the quality of life here also enhances our property values. Our architecture, our personalities, our passion for living in the Pines, all contribute to our ability to protect our community for years and years to come. I feel very strongly that by working together as members of FIPPOA, that we can live side by side with the National Seashore, and yet still have the ability and the power to maintain our homes and have a voice, along with the Town of Brookhaven, in shaping, molding and growing our community for the benefit of all of us. My work on the Board of FIPPOA also includes being a member of the Disability Cart committee, one of the liaisons to the Pines Chamber of Commerce, along with being VP of the Pines Conservation Society and President of the Pines Congregation B'nai Olam.

I ask for your vote so that I can continue my work and my belief that the more of us who are members of FIPPOA, can use our voices to be heard, so that ALL of us can have a say in how we enjoy our community, how we protect our community and how we enhance our community.