

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

August 2, 2014

Directors Present: Allan Baum, Alan Brodherson, John Cassese, Mike Hartstein, Hal Hayes, Nikki LaFountaine, Jay Pagano, Tad Paul, Anthony Pietrangolare, Russell Saray, Ed Schulhafer, Paul Teixeira, Jim Vandernoth and Jon Wilner

Directors Present By Phone: Greg Henniger, Garry Korr and Chris Lovito

Absent: Henry Robin, Eric Sawyer and Randy Wilson

Also Present: Ignacio Ceriani (Director of Finance), Ken Pollard (Director of Administration) and Sabrina Shulman (Nominations Chair)

Meeting called to order at 10:32 by President Jay Pagano in the Solstice Room at Whyte Hall in Fire Island Pines, NY.

Alan Brodherson motioned to approve the July minutes as circulated by email. Tad Paul seconded and the motion carried.

President's Report

FIMI

- There was a meeting convened by Suffolk County and held in Happaugue with 30 people representing the different agencies on the project.
 - New York State is a non-federal sponsor.
 - It is anticipated that New York State will sign the project participation agreement by August 25th.
 - Once the state signs on, that means there is a project for various legal purposes and funds can begin to flow for the various aspects of the project.
 - Funds will be allocated for real estate work including easements from 441 houses, the relocation of 6 houses and acquisition of 41 properties.
 - Suffolk County is the local sponsor.
 - Army Corps of Engineers is the federal sponsor.
- The first step will be the survey work which will require access to each ocean front property.
- The County will then notify homeowners what, if any, property they need to acquire and negotiations will ensue regarding price.
 - If the negotiations to acquire the property are not successful, the County can exercise the power of eminent domain to acquire the property.
 - In contested value cases, the project can proceed while court cases determine value.
- A second right of entry will be required to actually put sand on the properties.
- Public law 8499 stipulates that if this project is damaged in future storms the Army Corps will do the necessary repairs.
- Conditions on the beach do not qualify for a beach scraping project.
- Our consultant, Land Use, recommends putting in another line of fencing between the two lines already in place.

- The fencing will be paid for by the erosion control district.

Ed Schulhafer thanked Pagano for attending these endless meetings and there was a round of applause for Pagano.

FIPPOA PAC

- FIPPOA PAC will host a fund raiser for Brookhaven Town Supervisor Ed Romaine on September 6th from 4 to 5:30 pm at the Sip n' Twirl

SCPD EMS Vehicle Garage

- At the request of the Suffolk County Police, plans are being made to build an SCPD EMS Vehicle Garage across from the Police Booth.
 - The EMS vehicle is not an ambulance, but will contain medications and equipment that can be operated by trained police.
 - The presence of EMT trained police has been declining.
- Schulhafer recommends that either the Care Center or FIPPOA put AEDs throughout the community.
- The Grove has trained EMTs from mid-May to mid-September.
 - The EMTs are paid about \$1,000 a week and housing is provided.
 - The program costs about \$70,000 per season.
 - The Care Center has an annual budget of \$90,000.

Nominations

Sabrina Schulman, Nominating Committee Chair, presented the slate of candidates for the September 20th elections:

- All 5 incumbent directors are running for re-election:
 - Greg Henniger
 - Tad Paul
 - Henry Robin
 - Jim Vandernothe
 - Jon Wilner
- Bob Tortora will also be running for a directorship.
- In addition 3 incumbent officers will be running for re-election:
 - Jay Pagano for President
 - Ed Schulhafer for Vice President
 - Alan Brodherson for Secretary
- Henry Robin is running for Treasurer.

Paul motioned to approve the slate. Wilner seconded and the motion carried unanimously.

Finance

Mike Hartstein, Treasurer, reported:

- The petition to rebuild the ferry and south dock of the harbor will be going out to property owners shortly.
 - If passed it would make up to \$2.75 million available for the rebuilding through real estate taxes.
 - The cost to the average homeowner is \$400 annually for 20 years.

- The proposal is at an interest rate of 3% which may actually be lower at issuance.
- There are about \$95,000 in annual harbor expenses that can be moved to the dock district.
 - If these expenses are absorbed by the dock district, FIPPOA will have use of these funds for other initiatives.
 - The dredging for the harbor is already paid through the dock district.
- This project needs to be sold to community.
 - Not everyone will sign on, but FIPPOA is confident that the 50% plus threshold can be met.
 - A project plan developed by Mike Hartstein was implemented for passage of the Ferry Dock Rebuild Tax.
 - The property owners who comprise the top 20 of assessed value will be personally called.
 - Alternative funding has been researched and there is no recourse but through a tax district.
 - Cannot mortgage property because of deed restrictions.
 - Suffolk County would not approve a surcharge on ferry tickets.
- The passenger dock, the freight dock and the south dock provide substantial income to the Association.
- Net profits from the harbor subsidizes many initiatives of the community.
- The rebuild is a major project and is a 2 to 3 year job.
- The harbor cameras are in operation and there have been infractions where the offender has been spoken to.
 - The word is out that FIPPOA is watching.

Zoning

- Anthony Pietrangolare built an unpermitted trellis and 2 years later received a notification from Brookhaven that it was illegal.
- The Board should be more proactive in zoning issues.
- In the past the Town has recommended that if all the Fire Island Communities and FINS come to the Town with agreed upon guidelines, the Town will evaluate.
 - A few years ago FIPPOA came up with a list of items to be addressed: pavers, ponds and fences were on the list.
- Some felt the solution to the zoning problems is a political issue which will take years to accomplish.
 - Senator Schumer does not agree with FINS and says what FIPPOA would like to do does not affect the public park.
 - Some changes will need local support.
 - Some changes will need federal support.
- At the September 7 fundraiser for Ed Romaine, he should be asked about zoning issues.

Meeting adjourned at 12:23 PM.

Respectfully Submitted
Ken Pollard, Director of Administration