

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
May 10, 2014

Directors Present: Allan Baum, Alan Brodherson, Mike Hartstein, Hal Hayes, Greg Henniger, Garry Korr, Chris Lovito, Jay Pagano, Henry Robin, Russell Saray, Paul Teixeira, Jim Vandernoeth, Jon Wilner and Randy Wilson

Directors Present By Phone: Anthony Pietrangolare and Eric Sawyer

Directors Absent: John Cassese, Nicole LaFontaine, Tad Paul and Ed Schulhafer

Also Present: Ignacio Ceriani (Director of Finance)

Meeting called to order at 10:37 by President Jay Pagano in the Solstice Room at Whyte Hall in Fire Island Pines, NY.

Alan Brodherson motioned to approve the April minutes as circulated by email. Randy Wilson seconded and the motion carried.

**President's Report**

- New snow fencing has been installed, and beach grass has also been planted
  - The snow fencing was paid for through the erosion control district; due to rules of the Town of Brookhaven, considerable time elapses from the time we request the fencing until a contract is signed and fencing is installed
  - In contrast, the beach grass was paid for by the Seashore Defense Fund; because we control this money, we were able to move forward in a matter of days
- The FIMI project is proceeding, albeit slowly
  - The Army Corps of Engineers ("ACE") shared their timeline with Pagano; it is quite complex and difficult to decipher.
    - The ACE timeline only extends through the signing of the partnership agreements that are required, and which will supposedly be executed at some point this summer
  - The Fire Island Association ("FIA") has its own timeline, which is more ambitious
  - The Fish and Wildlife Service has 90 days to complete its assessment; we do not know the date on which the 90 period will begin to run
  - There are complicated negotiations involving the county and various government entities over the work to be done at the county park at Smith's Point
  - Congressman Bishop's office has been very involved in all of these issues
  - Senator Schumer's office has been monitoring developments
  - While the FIA believes that sand will begin to be pumped in front of the communities at some point in early 2016, we think it more likely that sand will not be pumped until late 2016, early 2017
- We will speak with our coastal engineers about a possible beach scraping
  - There is some thought that a scraping may do more harm than good

- A gently, sloped beach, which is what is presently forming, may offer more protection than a flat beach with a man-made dune
- We will do our best to understand the issues and proceed accordingly
- Pagano met with the Suffolk County Police regarding the boulevard
  - If Brookhaven posts no parking signs, the police will issue tickets to violators who park in the no parking areas
  - Signs will first be placed in the area of the new walk just west of the harbor
- We have executed a one-year extension of the landing agreement between FIPPOA and Coastline Freight
  - The total landing fee is the same as the prior year
  - We have adjusted the dates for the payment, at the request of Coastline

### Political Action Committee

Henry Robin, the Chairman of the PAC, reported:

- There will be a fundraiser for our local congressman, Tim Bishop, on June 14
  - The fundraiser will be hosted by Robin and his husband, Bob McGarrity, at their oceanfront home at 395 Ocean
  - Congressman Bishop has been very active is moving the FIMI forward and has been a strong advocate for the Pines
  - Congressman Bishop is in one of the most competitive, if not the most competitive, of all 435 congressional districts
    - There are more registered Republicans than Democrats in the district
    - In the last mid-term election, Congressman Bishop had the smallest margin of victory of all 435 districts
    - The Republican Party, at the national level, has targeted the district and Congressman Bishop as one which they think they can win
  - Congressman Bishop faces well financed opponents
  - Our dollars are noticed by Congressman Bishop and can make a real difference
  - Setting aside your personal politics, Congressman Bishop has been very helpful for the Pines during his tenure in office
  - We need to encourage new donors to donate to the PAC and to support the local politicians who have assisted us
  - Funds can be donated to the PAC, which will then make a contribution to the Congressman, or checks can be written directly to the Congressman's campaign

### Finance

Mike Hartstein, Treasurer, reported:

- We have had success in collecting much of the 2013 receivables balance
  - We have agreed to give Coastline additional time to pay the balance of the 2013 landing fees
  - One contractor from whom we expected to collect nothing on an outstanding harbor invoice has begun to pay off his balance and we are hopeful additional payments will be received
- There was then a discussion of the expansion of the dock district
  - We will propose to our property owners that they approve adding both the passenger dock and the south side of the harbor to the geographic confines of the district

- The passenger dock and the south side of the harbor need to be rebuilt; the approximate cost to do so will be \$1,500,000.
    - The cost of the rebuilding of these areas would be paid by the Town of Brookhaven, which would issue bonds, and which will then be repaid by us to the Town through our property taxes
  - We will also seek approval to pay certain annual, recurring operating expenses through the dock district
    - Currently, we pay approximately \$40,000 in annual dredging expenses through the district
    - Certain other expenses of running the harbor, such as insurance, utilities and labor, are paid through the FIPPOA operating budget
    - With the approval of property owners, some of these expenses can be moved from the FIPPOA operating budget and paid by the district, with the costs being recouped through our property taxes
    - This will allow us to place less emphasis each year on fundraising, and allow these expenses to be borne more equitably by the property owners
- A revised budget was previously circulated to the Board for review and comment
  - Hartstein made a motion to approve the revised budget; Baum seconded the motion
  - The motion to approve the budget passed by a unanimous vote
- Hartstein made a motion to approve a \$2,500 contribution from FIPPOA to FIA
  - Last year we donated \$3,000 to FIA
  - FIA has been essential in moving the FIMI forward
  - Hartstein's motion was seconded by Henniger and was passed by a unanimous vote

Meeting Adjourned at 11:54 pm.  
 Respectfully Submitted,  
 Alan Brodherson, Secretary