

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

September 6, 2014

Directors Present: Alan Brodherson, John Cassese, Mike Hartstein, Greg Henniger, Nikki LaFountaine, Chris Lovito, Jay Pagano, Tad Paul, Russell Saray, Ed Schulhafer, Paul Teixeira, and Jon Wilner

Directors Present By Phone: Allan Baum, Anthony Pietrangolare and Eric Sawyer

Absent: Hal Hayes, Garry Korr, Henry Robin, Jim Vandernoth and Randy Wilson

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

Meeting called to order at 9:35 by President Jay Pagano in the Solstice Room at Whyte Hall in Fire Island Pines, NY.

Alan Brodherson motioned to approve the August minutes as circulated by email. John Cassese seconded and the motion carried.

**President's Report**

**Fire Island to Moriches Inlet (FIMI)**

- Congressman Tim Bishop convened a meeting to expedite the FIMI project.
  - The Army Corps of Engineers is committed to the project and the initial survey work is slated to be done by December 15<sup>th</sup>.
  - Oceanfront property owners must complete a Right of Entry (ROE) form for Suffolk County and have it notarized.
    - Saltaire already has 90% of the ROEs completed.
    - It is the County that must do the survey under New York State law.
- In instances where the County must seize property, there is a federal formula for determining the value.
  - If the homeowner does not agree with the determined value, The Fire Island Association (FIA) will assist in any negotiations.
  - The homeowner also has the option to go to court to argue for an increased value.

**FIPPOA PAC**

- There is a fundraiser for Brookhaven Town Supervisor Ed Romaine at 4pm today.
  - The event is being hosted by PJ MacAteer and Nikki LaFountaine at the Sip 'n Twirl.
  - Supervisor Romaine becomes even more important to the Pines with Tim Mazzei's resignation from the Town Council.
- On September 14<sup>th</sup> there will be a fundraiser for Congressman Tim Bishop at Pagano's New York City Apartment.

**Coastline Freight**

- When meeting with Eric Von Kuersteiner regarding the Coastline Freight contract, Pagano and Von Kuersteiner were joined by Ken Stein.
  - Pagano was informed that Ken Stein was under contract to purchase Coastline Freight.
  - The transaction was scheduled to close as of October 1.

## **Finance**

Treasurer, Mike Hartstein reported:

- The harbor profit was budgeted at \$162,000 but should come in a little better than that.
  - Current total harbor revenue is \$346,000 and expenses are at \$184,000
  - Some property owners have been opposed to the current financing plan to rebuild the harbor. They feel that the profit generated from the harbor should be used to fund the construction.
    - The harbor profit has always been used to fund different initiatives for the community.
    - Our budgeting is aimed at providing the services that the Membership wants.
  - Harbor receivables are in better shape than last year at this time and expenses are under budgeted numbers.
- As reported previously, the \$31,500 that FIPPOA paid for dredging may be reimbursed from the Town.
  - The Town's top attorney, Annette Minereto, has appeared hopeful the reimbursement will occur.
- The Audit & Finance Committee will meet in two weeks.'
  - The Committee will be discussing a proposal to invest a portion of FIPPOA's reserve funds into equities.
  - CD yields have not been good.
  - A decision needs to be made by March 2015.
  - Henry Robin is the Chair of the subcommittee regarding equity investment.
- Whyte Hall has a slight budget shortfall.
  - Rentals were budgeted at \$15,000 and will come in slightly less than that.
  - User Group contributions are budgeted at \$30,000.
- 2015 is going to be a very busy year for FIPPOA with many initiatives underway.
  - The FIMI project to put sand on the beach will be ongoing.
  - The building of contractor sheds on the boulevard will be in progress.
  - The rebuild of the ferry and south side docks will be in the planning stages.
  - Must reach agreement on the reorganization of FIPPOA operations and find qualified staff.
    - This also includes managing new sources of funds to pay for expanded staff.
  - Have to review/revise the mission of Whyte Hall and the role of FIPPOA in producing events.
  - It is imperative to re-establish relationships with key Brookhaven officials – Finance, Legal and our new council person.
    - Need to develop documented procedures to get expenses paid through the Dock or Erosion Control districts.
      - Jeff Kassner can be a big help here as a consultant.
  - Any Director having a particular interest in any of these projects should advise Jay.

Wilner motioned to approve the 2013 audit reports that were circulated by email. Lovito seconded and the motion carried with Brodherson abstaining.

## **2014 QUADRENIEL SURVEY**

Tad Paul, Paul Teixeira, and Russell Saray developed the survey and jointly analyzed the results.

- Survey was made shorter and structured differently.
  - There were a lot of places to put comments and many did.
  - There were 361 respondents.
- Respondents were asked to rank initiatives in the community.

- Dune health was rated as number one in importance.
- Fire safety ranked very high and many would welcome a fire inspection of their property.
- Fire Island Boulevard and vehicles received the most comments.
  - Contractor parking is a concern and the licensing project should go a long way to address this issue.
- People want a better appearance to the community and better lighting.
  - Harbor Marina Plaza should be kept clean, beautiful and inviting.
- The majority of respondents rated FIPPOA as good to excellent.
  - The positive and negative comments about FIPPOA were evenly split.
  - People think that FIPPOA has influence in Brookhaven.
- There were also many comments about Zoning.
  - Permitting takes so long now that contractors cannot schedule work.
  - This has the potential to effect the economy of the Pines.
- According to the 2014 Quadrennial survey, respondents would like to see the majority of Pines Party proceeds to stay within the Pines.
  - Corporate sponsors are much more willing to support the party when it is partnered with the Stonewall Community Foundation.
- There were many comments about Whyte Hall.
  - 60% of respondents were satisfied with the building as a community center.
  - 47% were not satisfied with the Programming.
    - It has never been properly communicated that the operations committee is not a programming committee.
      - The operations committee runs the building and makes space available for rent.
    - The Whyte Hall Annual Fund goes toward maintenance of the building, none of it goes for programming.
      - Often potential users do not want to pay the FIPPOA Board approved rental fees to use the building.
  - There are roughly 12 weekends of the high summer so only 24 Friday and Saturday nights are available.
    - The perception is that the building is underutilized.
    - FIPAP does 4 or 5 events but does not want to take on more productions.
  - The next Whyte Hall Operations Committee meeting will discuss ways to make the building more available.

Jay said that Paul, Teixeira and Saray did a very nice job on the survey and there was a round of applause for them.

Meeting Adjourned at 12:23

Respectfully Submitted

Ken Pollard, Director of Administration