

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

January 5, 2014

Directors Present: Alan Brodherson, John Cassese, Mike Hartstein, Nicole LaFountaine, Hal Hayes, Greg Henniger, Henry Robin, Russell Saray, Ed Schulhafer, Paul Teixeira, Jim Vandernoeth and Jon Wilner.

Directors Absent: Chris Lovito, Jay Pagano, Tad Paul and Anthony Pietrangolare

By Phone: Allan Baum, Garry Korr, Eric Sawyer and Randy Wilson.

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

Meeting called to order at 10:30 am by Vice President Ed Schulhafer at the Neighborhood Preservation Center, 232 East 11th St, New York, NY.

Schulhafer called for a moment of silence in memory of Brett Baccus, long time FIPPOA Director and Secretary, who passed away on December 29th.

- A brief discussion followed on an appropriate way to honor Baccus.
 - One suggestion is a memorial plaque for long term directors who have passed away.
 - The family of Brett Baccus requested donations to the Pines Care Center, in lieu of flowers.
 - Jon Wilner and John Cassese will research a suitable dedication.

Brodherson motioned that the board authorize an expenditure of up to \$2,000 for an appropriate memorial for Brett Baccus. Teixeira seconded and the motion carried.

Brodherson motioned to approve the December 8^h minutes. Vandernoeth seconded and the motion carried.

Finance

Hartstein, Treasurer, reported:

- 2013 has been an odd year for Accounts Receivable.
 - In the past \$30,000 has been left over for collection in January, but this year there is more in receivables.
 - There is still one outstanding 60th Journal Ad of \$1,000 from Absolut.
 - There are a number of harbor related receivables.
 - A harbor receivables conference call was held with Hartstein, Pietrangolare, Ceriani, Pollard and Vandernoeth to tighten up procedures for 2014.
 - When monies due are in arrears, it is difficult to get tough with providers of essential services for the community, since revoking harbor privileges would have a negative impact on residents.

- FIPPOA is in negotiations with Coastline to renew their contract which was extended for one year for 2013.
 - Greg Henniger developed the framework and delivered a draft contract to Eric von Kuersteiner in August.
 - Coastline has proposed a one year contract in which it pays a percentage of revenues instead of a fixed landing fee.
 - There are various reasons why FIPPOA finds this to be an unattractive arrangement.
 - Brodherson has drafted a letter from Pagano saying that FIPPOA prefers a 5 year contract.
 - Alternatively, if there is to be a one-year contract extension, we would seek an increase over prior years.
 - There was then a discussion of alternative management possibilities for the freight dock, assuming Coastline is unwilling to enter into any written agreement acceptable to FIPPOA.
- Hartstein asked Directors to sign-on to any of the initiatives in progress that they are interested in:
 - Fire Island to Montauk Point – FIMP project with the Army Corps of Engineers
 - Seashore Defense Fund
 - Reorganization of the Pines Party
 - Boulevard Project
 - Implementation of a Ferry Dock surcharge
 - Ferry Dock reconstruction
 - Harbor Dock District extension
 - It would be financially beneficial if the expenses of harbor staff, maintenance and insurance were paid through the district.
 - Once the EMS tax district was defeated, the Pines Care Center increased the fee paid to the doctors from \$750 per week to \$2,000 per week.
 - The Care Center is using mostly emergency room doctors, who are highly trained for trauma.
 - The Care Center budget has increased from \$45,000 to \$90,000.
 - Creation of a Health and Welfare District.
 - This district could absorb the costs of a number of line items such as Damminix, rodent control and other quality of life expenses,
 - Dredging of the harbor and channel
 - The harbor channel has not been dredged in a number of years.
 - Suffolk County says we are on the list and it should be done by 2015.
 - The Normal Heart screening as a possible fundraiser in 2014.
 - Co-op parking rentals
 - Freight Dock Contract/Operations
 - Noise Control
 - FIPPOA Business Model
 - FIPPOA’s existing business model has 20 volunteer directors, many of whom have full time jobs, running the Pines.

- Ron Martin and Jay Pagano, our current and past presidents, are/were both retired when they served as President and Hartstein has been retired throughout his term as Treasurer.
 - A treasurer can spend up to 25 hour a week on FIPPOA matters.
 - The Pines should consider having a full-time, paid community manager.
 - The marginal payroll cost of a community manager, taking into account certain savings that would result from no longer paying other employees to perform some of the tasks to be performed by the community manager, is estimated to be \$50,000 to \$60,000.
 - Ignacio Ceriani will retire at the end of 2015 and at that time the Association has the opportunity to morph into a more sophisticated business model.
 - 2014 is the year to research and develop this model.
- Quadrennial Survey
 - Currently the survey has 75 questions.
 - There will be a deadline so that we can compile the responses for presentation at the Spring Meeting.
 - The results of these surveys are used for the next four years as a snapshot of the community.
 - Prior surveys can also be used when the board is making policy decisions.
 - The surveys also provide insight into the concerns of homeowners.

Hartstein motioned to move \$10,000 from the operating account to the capital account. Cassese seconded and the motion carried.

Meeting Adjourned at 12:37 pm.
 Respectfully Submitted,
 Ken Pollard
 Director of Administration