

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

December 13, 2015

**Directors Present:** Allan Baum, Alan Brodherson, Hal Hayes, Greg Henniger, Garry Korr, Nicole LaFountaine, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Bob Tortora, Jim Vandernoth and Randy Wilson.

**By Phone:** Unavailable

**Absent:** Mike Hartstein and Chris Lovito.

**Also Present:** Ken Pollard (Director of Administration)

Meeting called to order by President Jay Pagano at 10:43 am in Pagano's apartment, 113 West 18<sup>th</sup> St, New York, NY.

Jim Vandernoth motioned to approve the November board meeting minutes. Nicole LaFountaine seconded and the motion carried.

**Presidents Report**

**FIMI**

- There is a monthly call between the communities and the government agencies.
  - The real estate phase for the communities, including easements, is estimated to be complete by September 2016.
  - Contract number 1 covers Smith Point
  - Contract number 2 covers the Lighthouse and Fair Harbor
  - Contract number 3 covers Ocean Beach to Davis Park; 3 may be subdivided.
  - No sand has been put in front of any community as of yet but it is expected any day.
    - Once sand is placed in front of one community it has to be placed in front of all.
    - We have photos of dredging equipment already on the beach.
    - Dune crossovers for beach access are a big issue.
      - There will be three disability crossovers in the Pines.
        - One at Atlantic Walk and two at either end of the community.
  - There is concern about the cut at Coast Guard Walk.
    - The Army Corps views the cut as a potential breach and would prefer it be located at the end of the community.

**Trap Bags**

- The Trap Bag project has been delayed.
  - The Town received two bids on the project.
  - The requisite number of bids were not received.
  - FIPPOA is still aiming to get the project underway in January.

### Dolphins

- There has been an administrative hang up and the legal department wants the language for the dolphin replacement RFP to be reworded.
- The bids came in high and FIPPOA is moving to resolve it.

### Fire Island Boulevard

- The Town started a project to sell the greenway along the boulevard from Crown to Fisherman.
  - This issue was raised by Chris Taylor at a fundraiser for Town Supervisor Ed Romaine last year.
  - The properties are listed for sale from \$20,000 to \$60,000.
  - This project was started by the Town without FIPPOA's input.
  - Town Supervisor Ed Romaine has put the project on hold because of FIPPOA's concern.

### Finance

Henry Robin, Treasurer, reported:

- 2015 has not been officially closed, but looks like it will come in at break even.
- The draft 2016 budget was circulated by email to the Board and reflects a profit of \$23,567.
  - Harbor and Membership income are flat for 2016.
  - AT&T cell phone towers are not in the budget as they are not expected to be installed in 2016.
  - User group contributions for the use of Whyte Hall have been reduced as FIPAP plans on replacing equipment as opposed to donating all cash.
  - FIPPOA's two major expenses (personnel and insurance) increase annually.
    - D&O insurance increased due to the Roncalli Lawsuit against FIPPOA.
      - There was a brief discussion about self-insuring because of the large Brockman endowment.
        - Will investigate further with Roger Kluge for further discussion.
  - In the last couple of years FIPPOA has spent more than it brought in and would have operated in the red, but for additional income.
    - The 2013 60<sup>th</sup> Anniversary Party and the 2015 Pines Party made up the deficits in those years.
  - As per the Endowment Task Force up to 4% of the average principal balance of the Brockman Endowment will be available to FIPPOA Charitable Foundation.
    - Reserve accounts will be started for Whyte Hall and FIPPOA.
      - The 2016 budget includes \$7,000 for the Whyte Hall physical audit as well.
  - FIPPOA pays Tony's Barge for weekend cleanups in the summer.
    - FIPPOA approached the Pines Chamber of Commerce to take on this expense but received no reply.

Robin motioned to approve the 2016 budget. Tad Paul seconded and the motion carried.

Meeting Adjourned at 12:10 pm

Respectfully Submitted,  
Ken Pollard  
Director of Administration