

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

January 20, 2013

Directors Present: Alan Brodherson, John Cassese, Jane Groveman, Roger Kluge, Jay Pagano, Tad Paul, Eric Sawyer, Ed Schulhafer and Lori Zeller.

Attending by Phone: Mike Hartstein, Garry Korr, Jon Wilner and Randy Wilson

Directors Absent: Alan Brockman, Greg Henniger, Nicole LaFountaine, Steve Norring, Henry Robin, Paul Teixeira and Jim Vandernoeth

Also Present: Myron Pavlon-Blum (FIPPOA Member) and Ken Pollard (Director of Administration)

Meeting called to order at 10:36 by President Jay Pagano am at the office of Dewitt Stern, 420 Lexington Ave, New York, NY.

Brodherson motioned to approve the December 9, 2012 minutes. Zeller seconded and the motion carried.

**President's Report**

Pagano introduced Myron Pavlon-Blum who was the original chair of the Erosion Control District (ECD) and has joined the current ECD committee.

**Hurricane Sandy**  
**Debris Removal**

- It will be a few more days before the debris removal contract is awarded.
  - We will also be notified regarding the central location where debris should be placed.
    - Originally there were three designated sites for debris within the Pines at Coast Guard, Nautilus and Sky Walks.
    - The debris from the ocean will hopefully be placed in the national park.
      - Using the park will require the approval of the Fire Island National Seashore (FINS).

**Beach Replenishment**

- Some type of project is critical for the Pines and will be given the highest priority.
- There are three options that are being pursued: short term, mid term and long term solutions.
- The long term solution is the Fire Island to Montauk Point Project (FIMP).
  - FIMP, if completed, would be designed to resolve the problem of beach erosion for an extended period of time, as opposed to recent projects, which have been designed to have a five-year life.
  - FIMP has been under discussion for over twenty years.

- The hurricane relief bill which was before congress at the time of the meeting contained funding for FIMP.
      - It is not clear how much of the project will be funded.
    - FIMP is probably four to five years away from being implemented.
- The Medium term project is another five year project like the one done in 2009.
  - We have been pursuing this project since the last one was completed in the spring of 2009.
  - Eleven Fire Island Communities are on board for this project with a goal of starting the project in the fall of 2013.
    - Hurricane Sandy has increased the need for this project.
    - The sticking point right now is what type of environmental study that needs to be done, the more expensive and time consuming environmental assessment or the less expensive environmental impact study.
      - Part of the problem has been the lack of decision by FINS as to what type of environmental study they will require.
        - Soller supported the less expensive study, but it may be the Secretary of the Interior who is holding up the decision.
      - The communities have given FINS a deadline whereby they expect the decision to be made.
        - If no decision is made, the communities will pursue a political path to a solution.
        - The communities are assuming that FINS will approve the EIS.
  - The cost of these projects has grown exponentially.
    - The 2009 project cost \$25 Million.
      - The Pines portion was \$7 Million.
    - The new project is estimated to be between \$65 and \$68 Million.
      - The Pines portion is projected to be around \$20 Million.
      - FEMA would pay 85% of the project.
    - As a result of Sandy, we need significantly more sand, which is driving up the cost.
  - The sand borrow sites that were used in the 2009 project have been exhausted.
    - A ridge just off of Fire Island is a possible source of sand.
      - FINS maintains that the ridge is naturally nurturing the beach and therefore should not be used.
      - There are other sites offshore but they are further away and thus more expensive.
    - The sand in the bay is not of the type needed for the beach, and even if it was compatible, the cost of relocating the sand would be cost prohibitive.
  - People presume that the Pines is in control of these projects as we were the first community to pursue beach renourishment.
    - Beach management is now done by a consortium of communities along with the Fire Island Association (FIA)
    - Four communities are in the lead including the Pines.
      - Board members can be of assistance by staying on top of what we are trying to do and what the technical and financial hurdles are that exist for these projects.

- Board members need to explain the complexities to their constituents.
  - These projects are very complex and involve the Fire Island communities, the towns of Islip and Brookhaven, Suffolk County, New York State and multiple federal agencies.
- The short term project is the installation of sand trap bags.
  - The trap bags provide limited protection but can be an effective prevention measure until the 5 year project is implemented.
    - This project will also display to the community that something is being done to protect the Pines.
  - These bags are 3' by 3' by 3' and are similar to the sand cubes, however they are not completely enclosed.
    - The geo-tube that was installed in front of the co-ops over 10 years ago is still in place.
  - The bags link together and form a better barrier, less easily moved by the ocean.
  - One advantage to the trap bags is that they are easier to fill, largely because sand from the beach can be used to fill them.
    - In contrast, the sand to fill the geo-cubes cannot come from the beach.
      - It is cost prohibitive to bring in sand from other sources.
  - Saltaire received a permit to do sand trap bags and to fill them with sand from their beach.
    - The DEC gave their approval with restrictions.
      - The trap bags must be covered by sand, but the sand used to cover them cannot come from the beach.
      - The trap bags must be removed from the beach at such time as a replenishment project takes place.
      - Saltaire proceeded with the project in the hope they can get the DEC to relent on these restrictions.
  - The Pines has applied for the permit to do a trap bag project.
    - One of the requirements is that you have to use an environmental consultant.
      - FIPPOA's consultant is Land Use.
        - The permits require studies and maps and the application package was submitted last Friday.
        - Land Use has proposed using a sand colored jute mesh material to cover the bags in lieu of sand.
        - Land Use also suggests planting beach grass along the top.
        - We hope that these proposals will satisfy the DEC.
    - Since the DEC has approved Saltaire's application, we expect ours to be approved.
    - Since the project is done through the ECD, it will also be reviewed by Brookhaven.
- Financing of these projects is also complicated.
  - Brookhaven ended 2012 with a \$150 million deficit and must issue bonds to cover this amount.
    - The Town has had to lay off employees and Suffolk County is in a similar situation.

- Town Supervisor Ed Romaine has stated that he supports getting renourishment projects done.
- There was a meeting with the Town's finance commissioner last Wednesday and the Town has agreed to help finance an immediate trap bag project.

### Harbor Repair

- There was significant damage to the electrical system in the harbor due to Sandy.
  - The physical piers fared well but there are problems with the stanchions, conduits and transformers.
    - When we previously considered our options, we learned that insurance coverage for the harbor facility was very expensive and we opted not to obtain such coverage.
    - Insurance is less expensive when the electrical components are housed in a building instead of outdoors, like in our harbor.
  - FIPPOA has hired Paul Stoehrer to review the situation and develop an estimate for repair.
    - This estimate will be brought before the board for approval
    - There is the possibility that reserve funds must be tapped to pay for these repairs, in which case a super majority vote of the Board would be required.
  - The repairs need to be done by April, when the recreational boaters return.
  - The harbor office was also flooded and needs to be repaired and possibly raised.
  - If possible the transformers will also be raised to make them less prone to flooding.
  - We can try to get the dock district to pay for these repairs.
    - However, the freight dock and the south dock are not within the district and any damage there would be FIPPOA's responsibility.

[Subsequent to this meeting, an email vote was taken on repairing the harbor electrical system that was damaged by Hurricane Sandy. The expense is not to exceed \$40,665. The motion carried with 16 directors voting in favor.]

### Old Inlet Breach

- FINS has announced that they are waiting another 30 days to decide what to do about the breach.
  - Driving from the east is impossible.
    - This is a safety issue of access to the communities.
  - A joint letter from the communities and FIA was written to Superintendent Chris Soller asking for the closing of the breach.
    - FINS also owns the cranberry bog and PCS President Bob Howard wrote to Soller regarding post storm cleanup.
  - Environmentalists are against closing the breach as it helps to keep the bay clean.
  - There are also higher tides on the bay side due to the breach.

### House Repairs

- In November, a meeting was held at the LGBT Community Center with Town officials headed by Building Commissioner Martin Haley.
  - Haley said the Town would expedite applications for repairs to homes.

- However, under the then-existing Brookhaven Code, where a property is substantially damaged the property would lose any variances that had been granted for coverage, heights and proximity to public walks.
  - Variances would need to be reissued.
  - The Town was considering a change to the town code to allow legal non-conforming variances to survive.
  - The federal code is more lenient than the town code.
  - The Town Council is expected to vote on this on Tuesday of this week.
    - This is very good news for homeowners and should make it easier to obtain permits for necessary repair work.
- In a related matter, FIPPOA will lobby the Town so that pavers are not counted toward lot coverage.

### Boardwalks

- Ed Schulhafer is planning to go to the Town and develop a plan for boardwalk repairs.
  - Mike Murphy is the Acting Highway Superintendent until the spring election for this position.
  - There are places where the boardwalks are dangerous and the Town would be liable if they are not repaired.
  - FIPPOA does not own the walks and does not have the authority to repair, nor does it have liability for any injuries resulting thereon.
  - The more homeowners who take pictures of damaged walks and send them to the Town the more leverage we will have.
  - The other Fire Island communities have the same problem and the Highway Department is not responding.

### FIPPOA PAC

- Pagano attended a victory fundraiser for Suffolk County Executive Steve Bellone to build ties to the County Executive.
- FIA is strongly committed to building ties to the Federal, State, County and Town government.
- Bellone thanked the Fire Island Communities for purchasing a table and attending.

### Finance

Mike Hartstein, Treasurer, reported:

- 2012 Year End reports were circulated to the Board by email.
  - The Global deficit was \$8,000 which was better than expected.
  - Fire Island Pines Arts Project (FIPAP) gave an additional \$10,000 for their Whyte Hall User Group donation which helped immensely.
- The 2013 budget is projected to be in the red and there will be additional expenses due to hurricane Sandy.
  - Expenses have been reviewed and are in line with an organization of FIPPOA's size but additional income is needed.
  - It would be a big help if we could ramp up the Damminix income and get it to cover the rodent control program as well.

Meeting adjourned at 12:23.

Respectfully submitted,  
Ken Pollard  
Director of Administration

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

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Meeting called to order by President Jay Pagano at the office of Dewitt Stern, 420 Lexington Ave, New York, NY.

**Pines Party**

Ed Schulhafer and Randy Wilson, Pines Party Committee Co-Chairs, reported:

- An RFP was done last year and the committee did not see the need to do it again
  - Vinnie Petrarca of CP Promotions was awarded the contract last year.
  - Other bidders on the RFP were more expensive.
  - Petrarca came in under budget and was very easy to work with.
  - From the financial perspective the party ran well last year.
    - There was a revenue issue that the committee is working to improve this year.
- The party has been held near Pine Walk for the last five years.
  - It is time for the party to be relocated.

Schulhafer motioned that we award the \$20,000 Pines Party producer contract for 2013 to Vinnie Petrarca of CP Promotions. Wilson seconded and the motion carried with Zeller abstaining.

Meeting adjourned.

Respectfully submitted,  
Ken Pollard  
Director of Administration