

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

April 18, 2015

Directors Present: Allan Baum, John Cassese, Greg Henniger, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Jim Vandernoth.

Directors Present By Phone: Garry Korr, Hal Hays, Mike Hartstein, Nicole LaFountaine

Absent: Paul Teixeira, Bob Tortora and Randy Wilson.

Also Present: Walter Boss, Mike Jaggi and Frank Liberto (FIPPOA Members), Ignacio Ceriani (Director of Finance) and Ken Pollard (Director of Administration).

Meeting called to order at 10:32 by President Jay Pagano in the Solstice Room of Whyte Hall in Fire Island Pines New York, NY.

Tad Paul motioned to approve the March 1st minutes as circulated by email. Greg Henniger seconded and the motion carried.

President's Report

Beach

- Suffolk County has not completed their review of the beach front property surveys for the FIMI project.
- There is 300 feet of trap bags that need to be replaced and another 500 feet that is damaged.
 - Everything is on hold until the nesting season of the piping plover is over.
- The fencing that has been installed is working with some of the fencing buried deep in sand.

Boulevard Project

- The Licensing agreement for the greenway along Fire Island Boulevard is in hand.
 - Chris Lovito, Paul and Pagano met this morning to review the boulevard plans.

Southern Pine Beetle

- There is a new beetle, the southern pine beetle, infesting pine trees on Fire Island.
 - Pines Conservation Society Chair Scott Ahlborn is surveying the Pines and identifying the infected trees that need to be removed.
 - This is not the same as the turpentine beetle that has infected our trees in the past.

EMS

- Pagano discussed the EMS arrangements in Cherry Grove with Cherry Grove Community Association (CGCA) President Diane Romano.
 - The CGCA has a contract with North Shore Long Island Jewish hospital to provide EMS.
 - New York State has allowed an exception that EMS is only available during the season, the service is not year round.

- New York State wants coverage to be year round once it is started and is allowing the exception for only 2 years.
- Romano has talked to Brookhaven Town Supervisor Ed Romaine and has asked the Town to provide EMS.

Board Size

- The intent of the Board is to lower the number of directors from 20 to 15.
 - Brady, Klein and Weisman was hired to review and advise us on the procedural requirements to amend the FIPPOA By-Laws.
 - Peggy Brady did the analysis and notified us that the Board has the authority to amend the By-Laws.
 - However, the FIPPOA Certificate of Incorporation stipulates that there be 20 directors.
 - Brady recommends that the membership vote to amend the Certificate of Incorporation.
 - Once the Certificate of Incorporation is amended the Board can vote on the By-Law amendment to reduce the number of directors.
 - Brady further recommends that the Certificate of Incorporation be amended to consist of not less than three directors to give the board maximum flexibility.
 - Notice will be sent to the membership that at the Spring Meeting the modification to the Certificate of Incorporation will be voted on.
 - This mailing will contain a ballot and will be tallied in the same fashion as the ballots for the annual Fall elections.

Henniger motioned that the board authorize the proposal to put a Certificate of Incorporation amendment vote to the membership at the spring meeting. The Certificate of Incorporation will be amended to say that the board shall consist of not less than 3 Directors. Paul seconded and the motion carried unanimously.

Finance

Henry Robin, Treasurer, reported:

- There is currently \$39,000 available in the Dock District Fund for dredging.
 - An additional \$16,000 can be made available after the required Town hearing.
 - Town procedures, which take some time, have to be followed.
 - Both the ferry dock project and the dolphin project have to be approved by the Town.
 - Mike Hartstein and Pagano are meeting this week with Town Officials.
- Two bids were received for replacing/repairing mooring poles in the harbor damaged by the winter ice.
 - Crellory Property Management bid \$16,000
 - Stout Construction's bid was \$10,000 and was awarded the job.
- We do not have a commitment for harbor dredging, but Stout is trying to schedule us in.
 - All three projects if done this year we will have to use FIPPOA funds if more than \$55,000 in the Dock District.
 - The funds in the Dock District and the Erosion Control District cannot be co-mingled.

- However the taxpayers can be petitioned to move or reallocate these funds.
- Randy Wilson secured a \$3,600 donation from Doreen Fuentes of Douglas Elliman to pay for the two new light fixtures on the passenger ferry dock.
 - All of the lighting in the harbor needs replacing and is estimated to cost \$15,000.
 - Since the ferry dock will probably be replaced next season, being able to re-use new lights should be kept in mind.
 - There was discussion of using some of the Pines Party proceeds to pay for the lighting project.
 - Traditionally, the use of money's raised by a committee has been at the direction of said committee.
- The original 2015 budget approved at the December board meeting reflected a \$27,000 deficit.
 - The April adjustments to the 2015 budget will be substantial and include:
 - Expenses for the Roncalli Litigation
 - Expenses for the Brockman Memorial
 - Income from the Brockman estate of about \$35,000
 - With the April adjustments the deficit will rise to about \$55,000.

Vandernoth motioned to proceed with Stout Construction to repair & replace harbor poles. Paul seconded and the motion carried.

Greg Henniger motioned to approve the \$15,000 to be spent on harbor lighting. Tad Paul seconded and the motion carried.

Membership

Russell Saray, Membership Chair, reported:

- Membership renewals are down year to date.
 - A list of non-renewals and non-members will be distributed.
- Directors will take responsibility to make calls to remind people.

Meeting adjourned at 12:30 pm.

Respectfully Submitted,
Ken Pollard
Director of Administration