

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

November 8, 2015

Directors Present: Allan Baum, Hal Hayes, Nicole LaFontaine, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Eric Sawyer, Bob Tortora and Jim Vandernoeth.

By Phone: Alan Brodherson, Greg Henniger, Garry Korr, Russell Saray and Randy Wilson

Absent: Mike Hartstein and Ed Schulhafer.

Also Present: Ken Pollard (Director of Administration)

Meeting called to order by President Jay Pagano at 10:35 am in the Green Room at The Neighborhood Preservation Center, New York City.

Tad Paul Motioned to approve the October board meeting minutes. Allan Baum seconded and the motion carried.

Presidents Report

FIMI

- The project is now in the real estate phase.
 - Appraisals will be done after the surveys and meetings with the property owners.
 - Some of the surveys do not appear to be accurate.
 - Tad Paul is working on recording the status of each property.

Boulevard Project

- Plans and contracts were sent to Walter Boss and Bill Santangelo for their sheds on Fire Island Boulevard across from the freight dock.
 - This is a significant step forward in addressing the number one concern of the membership: the look of the boulevard.
 - Discussions with Doug Teague about his corral have begun.
 - The walls are 10' high so that they can accommodate vehicles with a door that closes on at track.
 - Some of the contractors who do not have vehicles will have smaller corrals, but the major ones will have doors.
 - There will be an extensive landscaping project once the sheds are in place.

Community Appearance

- The mail boxes that FIPPOA has been selling do not appear to have adequately helped the litter problem.
 - As discussed at the October board meeting a letter was sent to the Pines Chamber of Commerce asking for their help in addressing the litter.

Other Projects

- There is nothing major to report on the two Harbor projects, the ferry dock rebuild and the replacement of the dolphins at the mouth of the harbor.
 - We have received a new permit from the DEC and can proceed with the trap bag project.
 - The Town is looking for a contractor.
 - The project is to repair and replace and must be complete by late December.
- Garry Korr has been involved in reorganizing the Parking Area behind the wagon rack.
 - This winter, instead of placing a dumpster on the ferry dock, Tommy Esposito asked if he could relocate the dumpster to be near the parking area.

Office Reorganization

- Ignacio Ceriani, Director of Finance, is retiring in 2016 after many years of service.
 - Ken Pollard will assume Ceriani's responsibilities and will be Director of Administration and Finance.
 - There will also be a full time assistant at a substantial level and possibly increased use of our accounting firm.
 - FIPPOA is also pursuing hiring an external person for control of the freight dock, collections and monitoring of Fire Island Boulevard.

Finance

Henry Robin, Treasurer, Reported:

- With only 2 months left in the calendar year, it looks like the global budget should come out to be slightly in the red when the Pines Party income is included.
 - This is the first time that FIPPOA has operated at a loss without including the Pines Party income.
 - The dolphin project and the litigation with Roncalli Freight contributed significantly to this situation.
 - Income remains relatively flat while personnel and insurance increase every year.
 - There will be some significant past due receivables that will be accrued because we are likely to receive the funds.
 - Turning over these receivables to a collection agency would be problematic in such a small community.
 - The budget for 2016 is being worked on and directors will be asked for their input.

Meeting Adjourned at 12:10 pm

Respectfully Submitted,
Ken Pollard
Director of Administration