

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

April 13, 2013

Directors Present: Alan Brodherson, Mike Hartstein, Greg Henniger, Garry Korr, Steve Norring, Jay Pagano, Tad Paul, Henry Robin, Eric Sawyer, Ed Schulhafer, Paul Teixeira, Jon Wilner, Jim Vandernoeth and Lori Zeller.

Attending by Phone: John Cassese

Directors Absent: Alan Brockman, Jane Groveman, Roger Kluge, Nicole LaFountaine, Randy Wilson.

Also Present: Ken Pollard (Director of Administration)

Meeting called to order at 10:33 am by President Jay Pagano in the Solstice Room, Whyte Hall, Fire Island Pines, NY.

Tad Paul motioned to approve the March minutes. Jim Vandernoeth seconded and the motion carried.

Affirmation of polls of the Board done by email

- The Board authorized the renewal of the Astoria CD maturing on March 16 but withholding \$50,000.
- The Board authorizes expending up to \$25,000 to be spent on the installation of beach fencing following the trap bag project.
- The Board authorizes a budget of \$55,000 for Bob Howard to produce a 60th anniversary Commemorative Journal.

By-Laws

- Alan Brodherson is drafting an amendment to the FIPPOA by-laws that will clearly allow the board to vote via email on matters brought before the board between meetings.
- The amendment will be voted on by the membership at the Fall meeting on September 21.

President's Report

Trap Bag Project

- The Erosion Control Tax District allows us to use tax payer dollars to do approved projects that protect and restore the beach.
 - Current funds in the district allowed us to do the trap bag project.
 - The project cost \$550,000, but the Town of Brookhaven put aside \$800,000 and all of those funds were available to use.
 - The Town has reduced its work force due to budgetary constraints.
 - Jeff Kasner, who had been in charge of Special Districts and who was very helpful to the Pines, chose to retire.
 - Tom Corrano is now the person in charge of Special Districts.

- In many instances, Corrano can make his own decisions and he has tried to be helpful.
- The only bidder on the Trap Bag project was Russ Reilly.
- The entire length of the Pines was done.
- The Highway Department will build walks out over the trap bags and the steps will then be built to access the beach.
 - Steps to access the beach have been completed at Harbor and Atlantic Walks.
 - At Cedar and Nautilus walks the walkway has been built out but the stairs have not been built.
 - The plan is to construct every other set of stairs to the beach by Memorial Day and to do the remaining stairs later in the season.
 - Tom Vogal is Highway Supervisor that Jay has been in contact with.
 - There is over 7,000 feet of boardwalk that needs to be repaired.
 - Repairs to the boardwalks are complete at Sail and Ocean Walks and at Nautilus and Ocean Walks.
 - The Highway Department also has to work in Cherry Grove, Davis Park, Ocean Bay Park and Seaview.
- Bob Palermo was hired by FIPPOA to install fencing in front of the trap bags.

The Breach

- The Fire Island Association (FIA) had a meeting this past Wednesday night.
 - The letter that FIA submitted supporting closing of the breach at Old Inlet was discussed.
 - Henry Robin has talked to Tim Bishop's office about the breach.
 - Many of Bishop's constituents are affected by the breach.
 - Jay has been in touch with Senator Gillibrand's office.
 - Environmentalists suggest that keeping the breach open helps to "flush out" the bay.
 - The Army Corps of Engineers has been ordered to prepare for closing the breach.
 - Preparation alone will take about 60 days.
 - Sample letters for people to send to Governor Cuomo will be available at the Spring Meeting.

Debris

- The Army Corps of Engineers did a nice job of cleaning up the debris.
 - There were many people working in the Pines doing multiple sweeps throughout the community.
- We need to again remind homeowners that they should not dump on the boulevard and that Tony's Barge will pick up most items in front of houses.
 - When what is left is substantial, it helps to call Tony's Barge and give them a heads up.
 - This will be brought up at the Spring Meeting.

Mike Hartstein said the beach projects and Sandy cleanup were completed due to the hard work and dedication of Pagano and there was a round of applause for him.

Finance

Hartstein, Treasurer, reported:

- The harbor repairs from Sandy are estimated to cost \$43,000.
 - \$15,000 was advanced to Paul Stoehrer for materials for the harbor repairs needed due to Hurricane Sandy.
 - FIPPOA also paid one invoice for \$2,100 from Stoehrer for labor.
 - It is likely that the entire repair will come out less than the estimate.
- The reserve fund has been built up over the last 50 years and the FIPPOA by-laws stipulate that a supermajority (2/3) of Directors, at a meeting, must approve the use of reserve funds.

Hartstein motioned that up to \$50,000 from the reserve fund be authorized for expenditure on one-time Hurricane Sandy repairs limited to the Pines Marina. Vandernoeth seconded and the motion carried unanimously (15 directors were present, in person and by telephone, at the time of this vote).

- The 2013 budget with the April adjustments is projected to be \$71,000 in deficit.
 - The increasing cost of insurance is a big contributor to the deficit.
 - The two floods from the alarm activation in Whyte Hall increased the insurance by about \$25,000.
 - This increase is despite the fact that FIPPOA was not responsible for either of the floods.
 - To keep the insurance costs down, the FIPPOA board agreed to higher deductibles.
 - There is a slip and fall claim in the harbor and we are responsible for the deductible.
 - Under our policy, when the insurance company has legal expenses for any claim we must pay for these expenses up to the amount of the deductible.
- The 2013 budget does have some increases in income.
 - Because of the revised membership dues for 2013 there is \$10,000 more in the dues budget.
 - \$8,000 is budgeted for product sales such as tee shirts.
 - The Diamond Jubilee celebration is expected to net \$10,000.
- When talking about a \$71,000 shortfall all line items need to be reviewed.
 - When making payment decisions, it must be something that is absolutely necessary for the community.
- When taking on new projects we must be concerned with ongoing expenses, even if the initial cost for a project comes from donated funds.
 - For example, we took on the plantings on the boulevard that were all paid for by donations.
 - There is now \$4,000 in the budget annually for maintenance of these plantings.
- Henry Robin suggested a task force to review all expense line items in the budget and report back to the board where there are opportunities to reduce expenses this year given the severity of the shortfall.
 - The Audit and Finance Committee should also be involved in this review.
- The Damminix and Rodent Control programs have been grouped together.
 - The harbor businesses will also be solicited to chip in, especially for rodent control.

Zoning

Tad Paul, Zoning Committee Chair, reported:

- The boardwalk along Fire Island Boulevard to the new Pavilion is raising some issues due to the height of the building.
 - The boardwalk would have to extend too far into the harbor plaza to be ADA compliant.
 - To be ADA compliant, disabled persons have to be able to navigate the boardwalk without assistance.
 - This requires a certain grade and alternatives are being explored.
- Some oceanfront homeowners are not getting permits for their pools
 - Pools that are only being repaired are not having a problem.
 - Five have applied and have been granted a permit.
 - Once it is declared a new pool the permit is denied based on New York State standards and a variance is required.
 - The current thinking from certain government agencies is that pools should not be built on the ocean side of oceanfront homes.
 - Anyone who feels they have been denied unfairly should contact Paul.

Pines Marina

Jim Vandernoeth, Pines Marina Chair, reported

- Two new dockhands started employment in the harbor today.
- Harbor activity has been very slow right now.
 - Harbormaster Dennis Murphy has been sending out emails and keeping the boaters informed.
 - This is the time to approach new boaters.
- Last December the board voted to lower the transient rate from \$6 a foot to \$4 a foot.
 - Upon further review and considering the projected budget deficit, Vandernoeth recommended that the rate be brought back up to \$6 per foot. A motion to give Vandernoeth such approval was made by Sawyer, and the motion was carried.
- Pride weekend is dead in the Pines and the harbor committee is considering giving that weekend for free as a promotion to new boaters.
- The Harbor Committee will be forming a Welcoming Committee and will work with PJ and FIP Ventures to offer incentives for boaters to come to the Pines.
 - There is money in the harbor budget for a marketing plan.
 - Word needs to get out quickly within the next two weeks.
- It has been noted that at night it is very dark on the west side of the harbor.
 - Dave Anderson is going to get some solar powered lights for that side of the harbor.
- The harbor office needs to be elevated so that the flooding from Hurricane Sandy does not repeat itself.
 - Bill Santangelo is going to provide an estimate.
 - We may need to file for a change of use permit for the office.
- Also need to get the post office and police booth permits closed.
- Harbor dredging is to be done the last two weeks in May.
 - We considered delivering the sand from the dredging directly to bay front homeowners.
 - This was done a long time ago but was reported to the Town

- The Town will not allow direct delivery to any property.
 - The permit is very specific that the dredging spoils have to be stored on the boulevard at Sunburst Walk to dry out.

Docks

- The freight dock contract between FIPPOA and Coastline has expired.
 - Eric von Kuersteiner has agreed to extend the contract for one year without an increase.
 - Von Kuersteiner has also made suggestions to change the freight dock rules to make operations run more efficiently.
- The intention for rebuilding the ferry dock was to solicit the property owners for the funds.
 - The campaign is going to start in August.
- The freight dock, the ferry dock and the south dock are not part of the Dock district.
 - The ferry dock and the south dock will be added to the district, but will require a vote by the property owners.

Membership

Jon Wilner, Membership Chair, reported;

- As of last Saturday there was a total of 519 members and a total income of \$64,000.
- Last year at this time there were 499 members with total income of \$52,000.
- Membership dues are budgeted to be \$82,000 up from \$70,000 last year.
- The membership drive has raised over \$8,000 for the Seashore Defense Fund.

Noise

Paul Teixeira, Noise Committee Chair, reported:

- The noise committee is going to hire a noise monitor who would take readings using a noise meter.
 - The committee anticipates a budget of about \$12,000 for coverage on select weekends.
 - The monitor and meter is going to be paid for by funds raised by the committee.
 - The fundraising will target residents between Teal and Pine walks.
 - Co-op owners will be asked to donate \$100 and homeowners will be asked for \$200.
- The plan is to get baseline readings at different times of the day to determine acceptable levels.
 - The monitor will report back to PJ and Fire Island Pines Ventures for them to take action when the previously agreed upon limits have been exceeded.
 - Homeowners can still call the police if the noise is too loud.
- Some homeowners are already at the point where they will do anything for peace and quiet.
- Many details are still being reviewed, for example the monitor will not function as police officer patrolling the harbor but he should be recognizable to the general public.

Wilner motioned for the board to authorize the Noise Committee to proceed with their plans. Zeller seconded and the motion carried.

Meeting adjourned at 12:48 pm.

Respectfully submitted,
 Ken Pollard
 Director of Administration