

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

December 7, 2014

Directors Present: Allan Baum, Alan Brodherson, John Cassese Mike Hartstein, Hal Hayes, Greg Henniger, Nikki LaFontaine, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Paul Teixeira and Randy Wilson.

Directors Absent: Garry Korr, Bob Tortora and Jim Vandernoth

Also Present: Ken Pollard (Director of Administration)

Meeting called to order at 10:50 by President Jay Pagano at his apartment at 211 West 18th Street in New York, NY.

Alan Brodherson motioned to approve the November minutes as circulated by email. John Cassese seconded and the motion carried.

President's Report

Fire Island To Moriches Inlet (FIMI) Project

- Suffolk County will hold a Public Hearing on the FIMI Project on December 30th in Brentwood.
 - This hearing is a prerequisite for use of the County's eminent domain authority.
 - All ocean front property owners will receive a notice about the hearing.
- Suffolk County has a deadline of August 15, when the Army Corps wants to start up their procedures to hire contractors.
- All of the ground surveys have been completed and are under review.
- The equipment is on Fire Island and work has started in the wilderness areas.
- An Environmental Study of the breach that resulted from Super Storm Sandy is underway.
 - We have reports that the breach is closing naturally.

Anthony Pietrangolare

- Pietrangolare has resigned as Director of the FIPPOA Board.
 - Pietrangolare has accepted a new work assignment and is moving to London.
 - This seat will be left vacant for the time being.

Coastline

- Roncalli Freight Company has initiated a lawsuit naming FIPPOA and the FIPPOA Charitable Foundation for damages of \$1.2 million.
 - Pagano, Brodherson and Mike Hartstein are also named in the lawsuit.
 - The lawsuit alleges that FIPPOA breached the contract.
 - The lawsuit is also trying to stop the arbitration effort in the dispute over money owed to FIPPOA for Coastline's use of the freight dock.

- FIPPOA is insured for this matter and representation will be provided by our insurance company.
 - An attorney should be selected by next week.
- The Beachcomber purchase of Coastline was for assets only, basically equipment and real estate.
 - Accounts Receivable and Accounts Payable were not transferred to Beachcomber.

Finance

Henry Robin, Treasurer, reported

2015 Budgeting

- Budgeting for 2015 is more complicated as there are many unknowns going into 2015.
 - The 2015 budget, as circulated to the Board by email, shows a deficit of \$27,500.
 - This is a much larger deficit than we would like.
 - Boat slips and Whyte Hall rentals are all projected as flat in 2015.
 - The budget does not include any income or expenses for Boulevard Rentals or the Pines Party.
 - The budget includes \$10,000 in expenses for arbitration in the Coastline matter.
- In 2016, expenses of about \$95,000 will be moved from the Harbor budget to the Dock District.
 - Hartstein and Robin will be meeting with Brookhaven officials to determine the procedures for accessing these funds.
- The remaining two dolphins at the mouth of the harbor were damaged and have been removed.
 - In the 1990s there were four dolphins which inhibit ice formation and protect the west hook in the harbor.
 - Two of the Dolphins were damaged in past years and the last two were damaged this year and were removed.
 - FIPPOA should be able to do the engineering and replacement of two dolphins in 2015.
 - There is \$4,000 available in the Dock District that can be used for the dolphin installation.
 - Another \$20,000 could be available following a Town hearing.

Passenger Ferry Dock Rebuild

- Our consultant, Jeff Kassner, is compiling the documents needed for the Town to expand the Dock District.
- We will need our own engineer for this project.
- There will be a Town hearing in January.

2014 Year End Financial Reporting (Reported by Mike Hartstein).

- The 2014 financial global bottom line should come in at about \$12,000 in the red.
 - There is some income from Coastline in dispute as per the aforementioned lawsuit.
 - This income cannot be booked in 2014.
 - If this income had been paid as agreed, the 2014 budget would have been flat.

- It is anticipated that we would recoup some of these funds in 2015.

Hartstein motioned to approve the 2015 budget. Baum seconded and the motion carried.

Robin thanked all of the directors who worked on the 2015 budget, especially Hartstein and there was a round of applause for Hartstein.

Brodherson motioned to move \$18,000 to the reserve funds. Nicole LaFontaine seconded and the motion carried.

Membership

Russell Saray, Membership Chair, reported:

- In the 2014 Quadrennial Survey 78% of respondents have a favorable view of FIPPOA.
- 222 of the 365 members eligible to vote, voted in the 2014 FIPPOA elections.
- The 2015 membership drive will begin in January.
 - The Membership Committee goal for 2015 is to identify the maximum potential members and follow up with them to increase participation.
 - The Committee will also work on the branding of FIPPOA highlighting all that FIPPOA does for the community through the website, communications and a brochure.

Meeting adjourned at 12:42

Respectfully Submitted,
Ken Pollard
Director of Administration