

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

October 7, 2017

Directors Present: Allan Baum, Gary Clinton, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Bob Tortora, Russell Saray, Ed Schulhafer, Jeff Staad, Jim Vandernoeth

By Phone: Allan Baum, Tami Hausman, Greg Henniger, Eric Sawyer

Also Present: Walter Boss (FIPPOA Member) and Ken Pollard (Director of Finance & Administration)

Meeting called to order by President Jay Pagano at 10:30 am in the Solstice Room at Whyte Hall, Fire Island Pines, NY.

Tad Paul motioned to approve the September board meeting minutes. Jim Vandernoeth seconded and the motion carried.

President's Report

Freight Dock

- Rebuilding the Freight Dock is a large and complex project.
 - Moving the gas platform even a few feet is a big problem due to legal restrictions.
 - The Town Fire Marshal approved the temporary storage area nearer the coops and will allow Coastline to move the gas tanks there after unloading.
 - The Fire Marshal also looked at the existing platform and said he would help in the rebuilding effort.
 - Rob Maag of the Brookhaven Parks and Recreation Department has been to the Pines 4 times already and the project has just begun.
 - Due to the building of a temporary Freight Dock, wagons must be moved out of the eastern side of the wagon rack by Monday morning.

FIMI

- The Town of Brookhaven and Suffolk County have the necessary permits and they are expected to be distributed to the homeowners soon. The delays, which continue, are due to the ACE not being willing/able to issue approvals on aspects of the appraisals related to the various properties.
 - Contracts do not go out to the contractors that do the house moving until the permits are in hand.
 - It is possible that ocean front homeowners may not have use of their decks and pools next season.
 - At this time, it is uncertain when the project will begin to move sand to the beach.

Fire Island Boulevard

- The Highway Department will regrade the roadway, but this will not prevent the water from rising.
 - The water table is evident when digging down more than a foot.
 - We are still hoping to get gravel for the length of the boulevard.
 - Suffolk County Water Authority is working on the east end of the community.
 - SCWA is supplying a water main to Talisman and Water Island.

Committees

- [Committees](#) remain in place except for the Membership Committee
 - Gary Clinton has asked to be off of the Membership Committee.
 - Gary will continue to work on the Wagon Rack.
 - Tami Hausman and Russell Saray will Co-Chair the Membership Committee
- Henry Robin will join the Whyte Hall Operations Committee.
- Chairs should let the FIPPOA office know when there are changes in the composition of their committee.

The Board agreed to the [2017-2018 Meeting Schedule](#).

Finance

Roncalli Lawsuit

- As detailed in the [minutes of September 16, 2017](#), the Roncalli matter has detrimentally affected FIPPOA's insurance expenses.
 - An Insurance Task Force consisting of Allan Baum, Alan Brodherson, Roger Kluge, Albert Lepage and Ken Pollard met over the summer.
 - The group is looking to contain insurance costs.
 - Within the next 6 months our insurance agent from DeWitt Stern, Roger Kluge, will do a presentation to the Board.
 - Topics will include contract specifications, risk mitigation and certificates of insurance (COIs).
 - Regardless of any steps we take there is no way to protect against a grudge lawsuit.

Tax Returns

- The Foundation and Association tax returns (990s) will be reviewed by the Audit and Finance Committee before being forwarded to the board for comments.
 - Prior to the A&F review, Michael Greenberg reviews the documents.
 - The 990s will be circulated by email.

Sayville Ferry

- Sayville Ferry Service (SFS) is seeking a rate increase.
 - The increase will be to \$18 from \$16 on a round trip ticket or a 12.5% increase.
 - SFS averages 120,000 Fire Island Pines round trips in a season.
 - This increase would provide SFS with an additional \$240,000 per year from the Pines route.
 - SFS last increased their rates was in 2012.
 - SFS submitted documentation to the Suffolk County Legislature for their approval.
 - The documentation does not include all the auxiliary business income that the Fire Island Ferries submitted when they last requested an increase.
 - Bill Lindsey and the County Budget Review Committee will request this information from SFS.
 - SFS is using the \$3,000 increase in its annual landing fee in the 10-year contract with FIPPOA that was negotiated last year as a significant factor in their increase request.
 - This contract increased FIPPOA's income by \$3,000 in the first year and then \$1,000 every year thereafter.

- A surcharge on ferry tickets is a completely separate topic and we will contact FIA for assistance.
 - Ocean Beach has netted \$600,000 from their surcharge.
 - It may have been easier for them to institute since they are an incorporated village.
- FIPPOA is going to heed the advice of our attorney Frank Isler on both matters.

Meeting adjourned at 11:45 pm

Respectfully Submitted,

Ken Pollard

Director of Finance & Administration