

## MINUTES

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

May 12, 2018

**Directors Present:** Allan Baum, Gary Clinton, Tami Hausman, Greg Henniger, Jay Pagano, Bob Tortora, Russell Saray, Ed Schulhafer, Jeff Staad, Jim Vandernoth

**On Phone:** Henry Robin, Eric Sawyer

**Absent:** Garry Korr, Chris Lovito, Tad Paul

**Also Present:** Dennis Murphy (Harbormaster), Ken Pollard (Director of Finance & Administration)

Meeting called to order by President Jay Pagano at 10:34 am in the Solstice Room, Whyte Hall, Fire Island Pines, NY.

Gary Clinton motioned to approve the April meeting minutes. Greg Henniger seconded, and the motion carried.

#### **President's Report**

##### **Freight Dock**

- Harbormaster Dennis Murphy will now be managing the freight dock.
- Freight and more freight is the future and the increase in packages at Post Office is another indicator.
  - The new freight boat can deliver more cargo with each landing.
    - The pea pods need to be moved off of the freight dock as quickly as possible because space is at a premium.
      - Peapods were originally on the passenger ferry and were then moved to Coastline when they began to overwhelm the passenger ferry dock.
      - FIPPOA could insist that peapods be delivered to individual homes by Coastline.
        - Would alleviate congestion at the freight dock and it is important to get the residents away from the freight dock.
      - Clinton is to meet with Harbormaster Dennis Murphy to decide on another opening in the wagon rack.
        - Don't want to give up wagon rack space or cut down any trees.
      - The contractors have been agreeable to removing their freight off of the dock within 48 hours or 72 hours for larger deliveries.
        - Deliveries arriving on Friday afternoon can remain until Monday.
        - There are also exceptions when bad weather makes the removal impractical.
      - Coastline is grouping freight to make it easier to identify and remove.
    - Residents need to be reminded that they can't dump on the freight dock.
      - FIPPOA can put up signs saying the freight dock is under surveillance but FIPPOA does not have enforcement or fining authority.
        - Accurately identifying the people is difficult from the cameras.
    - This year the harbor staff will be identifying every billable freight dock landing.

- The recordings are reviewed every other day and Murphy talks with Tommy nearly every day.
  - Of all the landings this year there was only one that was billable.
- As they have to walk past it, residents of the east end are sensitive to the appearance of the freight dock as well as the congestion at the entrance.
- Another reason to keep the freight dock neat is that boats in the harbor overlook the freight dock.

### Fire Island Boulevard

- Since we don't have a presence in the winter, early in the season we try to clean up the boulevard.
  - During the season, roll-off containers are removed every Friday, so they are not an eye-sore for the weekend.
    - From time to time a problem arises and Esposito asks permission to leave the roll-off on the boulevard.
    - For example, permission has been granted due to the FIMI house moving work that is underway.
  - The Boulevard should look its best as people come to the Spring Meeting.

### Trap Bags

- Trap Bag repair/replacement is the most expeditious project we can undertake as it is relatively easily done.
  - There will be a public hearing required to concerning access the Erosion Control District funds for the repair/replacement of the trap bags.
    - The Town Council will then vote on the matter.
  - There is \$200,000 in the Erosion Control District funds balance.
- Only 250 cubic yards of sand will be dredged from the harbor and all of it will be used for the trap bags.
  - Importing additional sand for the bags will be expensive.
- Would like to save the Seashore Defense Fund for availability after the FIMI project is complete.
  - The trap bags should not be done until after the moving of houses is complete.
  - Even though the beach is accreting sand now, the trap bags need to be done before the hurricane season.

### FIMI

- Suffolk County does NOT have all the easements required for the FIMI project.
- Before the construction starts the contractor meets with the community to discuss logistics including how the debris gets out of the community.
- Sand placement will not take place until the demolition is complete.
- It looks like the Pines will have sand in March of 2019.

### Structural Review

- The executive committee raised a number of issues over the winter about the FIPPOA structure and procedures.
  - FIPPOA has a volunteer model in effect where board members take on the functions of government with assistance from the staff.

- The Pines does not have a community manager as some of the other Fire Island communities have.
- In addition to the structure we have questions about the efficiency of the software and procedures in place.
- The consultant will review both the structural model and operating issues.
- Years ago, Jim Cashel was the community manager.
  - Following Cashel, Ron McKenna, FIPPOA Second Vice President, served as the community manager.
- FIPPOA cannot do all we want with the current staff.
- The consultant will compare our budgets, procedures and structures with other communities.
- Saltaire, which is incorporated, has \$3.2 million budget compared to the FIPPOA budget of approximately \$600,000.
- Saltaire has a community manager with a salary of \$150,000 plus a housing allowance.
- Pagano interviewed four consultants and is recommending a proposal from Jeff Moore of Moore Impact.
  - Moore's proposal is for 3 months at \$6,000. Two three-month periods would be \$12,000 and he would still be available for consulting.
- Moore will make recommendations after interviewing the Executive Committee, Committee Chairs and staff.

Clinton motioned to hire Jim Moore of The Impact Group to evaluate the FIPPOA organization. Saray seconded and the motion carried.

Carts

- We have received complaints of the number of carts on the boardwalks and the proliferation of John Deeres.
- An email will go out to the contractors asking them to minimize the use of the boardwalks.
- FIPPOA's John Deere can be driven on the Boardwalks but we keep driving on the boardwalks to a minimum.
- Wooden cart permits are issued by Brookhaven and require proof of insurance in the amount of \$1 Million.

Meeting Adjourned at 12:13 pm

Respectfully Submitted,  
 Ken Pollard  
 Director of Finance & Administration