

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

October 6, 2018

Directors Present: Allan Baum, Greg Henniger, Garry Korr, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Ed Schulhafer, Jeff Staadt, Jim Vandernoth

On Phone: Russell Saray, Eric Sawyer

Absent: Gary Clinton, Tami Hausman, Bob Tortora

Also Present: Scott Ahlborn (Pines Conservation Society), Brian Langloss (Oceana Representative), Ken Pollard (Director of Finance & Administration)

Meeting called to order by President Jay Pagano at 10:40 am in the Solstice Room, Whyte Hall, Fire Island Pines, NY.

Jim Vandernoth motioned to approve the August meeting minutes. Garry Korr seconded, and the motion carried.

Oceana Presentation

Brian Langloss, New York Campaign Organizer of [Oceana](#), made a [presentation opposing off shore drilling in the Atlantic](#) and requested that the FIPPOA board oppose same.

In 2015 and 2016 President Obama was under pressure to allow offshore drilling in the Atlantic and based on the many opposition resolutions received it was put on hold.

Paul motioned that FIPPOA adopt a [resolution opposing offshore drilling](#). Vandernoth seconded and the motion carried. (Subsequent to this meeting the resolution was forwarded to Langloss and in turn forwarded to Federal and State representatives.)

President's Report

Trap Bag project.

- The Army Corps of Engineers (ACOE) does not want the trap bag project to proceed as it will interfere with the FIMI project.
- The Town had circulated a RFP for the trap bag repair/replace project.
 - A low bid was received in the \$300,000 range, but the contractor neglected to include the cost of sand.
 - The bid that included the purchase and transportation of sand was over \$1M.
- FIPPOA assured the Town that the voters would approve it, when it was a \$300,000 plus project.
 - At the larger amount, 51% of the total assessed value of Pines properties would have to vote to approve.
 - To conduct a vote now would incur costs and could not be accomplished before mid-December.
 - FIPPOA cannot guarantee the votes to agree to a \$1M project.

- At the larger amount, the project would incur a one-time \$2,500 in taxes on the average Pines home.
- For the \$400,000 project the average increase taxes would have been a one-time charge of \$560.
 - Prior tax district votes were done during the season when it was easier to ensure passage.
- If approved the Town Board would also need to pass a new resolution before circulating the RFP.
 - A new resolution would take at least 30 days to complete plus a public hearing.
- The entire rebidding process would take about 6 months, which would then collide with the FIMI project.
- The biggest expense is the sand needed to fill the trap bags.
 - Our consultant says we do not qualify for a beach scrapping.
 - It is unclear how a contractor could get this amount of sand into the community.
 - The Fire Island National Seashore will not allow trucks to drive on the beach.
 - Shipping the sand by barge is impossible and would run into the possibility of the bay freezing.
 - Davis Park and Ocean Bay Park are stockpiling their sand for their own use.
 - FIPPOA does not have the funds to do the trap bag project by itself.
- No other communities are doing trap bags.
 - In Ocean Bay Park and Davis Park the bids were similarly high.
- It is the sense of the Board that the project is not feasible at this time.

FIMI Project

- There are now weekly conference calls on the FIMI project
 - The Army Corps of Engineers is very focused on the project.
 - They keep saying late winter or early spring for the placement of sand to begin.
 - The availability of selected contractor's dredging equipment may be an issue.
- Demolition has begun in Ocean Beach.
 - There is one house to be removed in the Pines, but a number of pools, decks and accessory structures need to be removed.
 - The Pines is the only community with so many pools and decks on the dune side.
 - Demolition material will be shipped from the Pines freight dock with the bulk going out in December and January.
 - Once demolition is further along, the RFP for sand placement will be issued.

Housekeeping

- Maintenance Manager Dave Anderson has announced his retirement after 29 years with FIPPOA.
 - Anderson will review and document his responsibilities and help to train a replacement.
 - Much of what Anderson does is the scheduling and hiring of contractors for repairs he cannot do alone.
- The 2018 Committee Chairs will remain in place.

- The [2018-2019 Board Meeting Schedule](#) was approved.
- The Closing Party will be held at Whyte Hall on October 20th from 5 to 7 PM.

Adjourned at 12:24.

Respectfully Submitted,
Ken Pollard
Director of Finance & Administration