

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

January 28, 2018

Directors Present: Allan Baum, Tami Hausman, Chris Lovito, Jay Pagano, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Bob Tortora, Jim Vandernoth

By Phone: Gary Clinton, Greg Henniger, Garry Korr

Absent: Tad Paul, Jeff Stadt

Also Present: Ken Pollard (Director of Finance & Administration)

Meeting called to order by President Jay Pagano at 10:33 at the Neighborhood Preservation Center, 232 East 11th St, New York, NY.

Jim Vandernoth motioned to approve the December board meeting minutes. Russell Saray seconded, and the motion carried.

President's Report

Freight Dock

- The rebuilding of the freight dock has been delayed by two weeks due to the ice.
 - The contractor had a one-ton bucket that they dropped from a crane in order to crack the ice
 - At one point the contractor's barge was stuck in the marina.
 - When they eventually moved it to Patchogue it took 6 hours to cross the bay due to the ice.
- The freight dock rebuilding will be completed in mid-February.

Beach Project

- Discussed 3B1 of the FIMI project which covers demolition work which must precede placement of sand.
- Phase 3B2 is sand placement and cannot occur until all houses, pools and decks are removed.
 - To begin sand placement, the Army Corps requires a clear path with no obstructions to the dune.
 - This contract will go out to bid in the late spring when the demolition work is complete.
 - Sand placement will start in the fall in the eastern communities with completion in 2019.
 - Dune crossovers, fencing and planting will be done after sand placement most likely in the summer of 2019.
- The storm of approximately a month ago did no significant damage to the Pines but the Davis Park Marina suffered substantial damage.

Sayville Ferry

- FIPPOA is looking into getting a total of 7 additional boats in the spring to make the Pines more accessible.
 - The best means to achieve this goal is to work with FIA.
 - The late spring schedule runs from April 14 until May 23
 - In 2017, the last ferry on Thursdays was the 5:10 pm.

- This was a big complaint of residents who cannot make such an early boat on Thursday.
- The early summer schedule has the later boats.
- Sayville Ferry wants a subsidy for less than 80 passengers on the additional boats.
 - Gary Clinton pointed out that the underwriting of the additional ferries benefits both members and non-members.
- FIPPOA is asking for later boats on Thursday and Friday nights in the spring.

Bob Tortora motioned that FIPPOA pay up to \$300 per Thursday ferry as a subsidy if there are not sufficient passengers. Allan Baum amended the motion to allow Pagano to negotiate with SFS and authorize the subsidy for the ferries without the \$300 cap.

Robin expressed the concern that while we are currently talking about a subsidy of only a couple of thousand dollars, which we certainly have available to us, there is a concern that it sets a precedent for FIPPOA to financially underwrite additional ferry service into the future. Given the modest rate increase SFS is paying under the current 10-year contract, beginning a process of subsidizing necessary ferry service to the community could be a financially precarious precedent to start, for example, if this same conversation occurs in the fall when we request additions to the schedule.

The amended motion carried.

Fire Island Boulevard

- PSEGLI will be digging up the roadway for construction work and will put back a better roadway.
- A letter has been sent to Town Supervisor Ed Romaine and Highway Superintendent Dan Losquadro asking for shoulder blend for the boulevard.
 - The Pines Chamber of Commerce has offered to contribute to the cost of the shoulder blend as long as FIPPOA also contributes.

Financial Report

Henry Robin, Treasurer reported:

- The [2018 budgets and a budget narrative](#) were circulated earlier to the Board.
 - The budget takes about 2½ months to create and includes input from all committee chairs.
 - Thanks to everyone who had input into this budget.
 - We are in great shape going into 2018 with things looking much better than years past.
 - The budgets are sent to the Audit & Finance Committee giving that committee a few weeks to review and make comments prior to presentation to the entire Board.
 - The 2018 budget reflects a global surplus of approximately \$90,000 compared to approximately \$55,000 in 2017.
- The 2018 FIPPOA budgets reflects net income of \$92,000
 - The 2018 Harbor reflects income of \$167,588
 - This includes a 5% increase in harbor slip rental income.
 - A slip rental increase has been long overdue and small incremental increases are better than one large increase.
 - Harbormaster Dennis Murphy and Harbor Committee Chair Jim Vandernoth meticulously go through a spreadsheet with detailed boater data.
 - Transient income is budgeted the same as in 2017.

- Freight Dock Usage income reflects the increased rate of \$150 per one half hour of use.
 - For 2018, the freight dock will be monitored by one of FIPPOA's dock hands which will be more economical than the expenses incurred in 2016 and 2017.
 - On the expenses side, there is a \$20,000 increase for pole replacement in anticipation of a harsh winter.
 - The 2018 Administration/Membership budget shows a deficit of \$35,000
 - Thanks to Gary Clinton's leadership in 2017 resulting in a substantial increase in Membership Income, 2018 Membership Income is budgeted at 6 figures.
 - The 2018 Membership Committee Co-Chairs are Russell Saray and Tami Hausman.
 - The 2018 budget includes \$2,500 for a Membership party, \$4,000 for Membership Gifts, \$1,000 for the Quadrennial Survey and \$1,500 for a Membership Brochure.
 - The 2018 Community Maintenance budget shows a deficit of \$40,000.

After Pagano expressed concern about the \$4,000 budgeted expenditure for Membership Gifts, it was agreed to hold this budgeted expense and review its inclusion later in the year.

Eric Sawyer motioned to approve the 2018 budget with the Membership gift revision. Jim Vandernoth seconded, and the motion carried.

Membership

Russell Saray and Tami Hausman, Membership Committee Co-Chairs, reported:

- As of this morning we had 98 members compared to 100 at the same time last year.
 - There are 196 automatic renewals in the pipeline.
 - On January 4th, thank you notes along with the member's 2018 wagon sticker were mailed from Saray and Hausman.
 - To allow for members who do not want their names posted on the harbor membership stanchion an opt-out option has been added to all membership forms.
 - Some of the other Fire Island communities require that property owners pay their annual dues.
- The Committee is working on a membership brochure that will serve as a resource guide.
- The Committee would also like give members a coffee mug with the FIPPOA logo as a gift to all members as a recruitment tool.
 - The board like the coffee mug concept shared by Hausman.
 - Pagano asked that the membership gift be put on hold awaiting refinement.
 - Clinton felt strongly that FIPPOA should not hesitate in allocating funds to thank members and further the work of the committee.
 - Owners should be FIPPOA members out of civic duty as they benefit from the works of FIPPOA.

Meeting adjourned at 12:13 pm.

Respectfully Submitted,
 Ken Pollard
 Director of Finance & Administration