

# **FIPPOA BOARD OF DIRECTORS MEETING MINUTES**

**Sunday, March 20, 2022**

**10:30 am**

**By Zoom Call**

**Directors Present:** Allan Baum, Alan Brodherson, Gary Clinton, Greg Henniger, Charles Montorio-Archer, Jay Pagano, Nathan Pinsley, Leland Rechis, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Matt Tague, Jim Vandernoeth.

**Directors Absent:** Chris Mai

**Also Present:** Karen McCutcheon (Community Manager), Patrick Forrett (Finance Manager)

The meeting was called to order at 10:33 am

Motion was made and seconded to approve the minutes of the February 13, 2022.

Motion was unanimously approved.

## **FIPPOA TOPICS**

There were no FIPPOA-specific topics discussed

## FOUNDATION TOPICS

### Whyte Hall Operating Committee

- Henry Robin reviewed the evolution of the rate structure for Whyte Hall, noting that community groups which were designated “Pines Organizations” have been allowed use of Whyte Hall without charge, and that Non-Profits organizations with a Pines presence have been able to use Whyte Hall at a discounted rate.
- He also noted that due to the impact of the Covid-19 pandemic, the Board had waived rental fees for national and local Non-Profit Organizations for the 2021 year, and had waived voluntary annual expected donation from Pines organizations for the 2021 year. The Board was unanimous in determining that the one-year fee and contribution hiatus would not be continued to 2022.
- He noted that Whyte Hall user groups have historically been divided into categories: Pines Organizations, Non-Profit Organizations, and Private/Commercial.
- In 2021, Henry charged the Whyte Hall Operating Committee with determining criteria that would clearly allow FIPPOA to determine what is a “Pines Organization” and what constitutes a Non-Profit Organization eligible for the discounted rates.
- Nate Pinsley, co-chair of the Whyte Hall Operating Committee, noted a significant increase in the use of Whyte Hall in the 2021 year and continued strong interest in the 2022 year.
- He stated that in addition to defining the user groups and the fee structure, the Operating Committee is seeking to balance Whyte Hall’s benefit to the community with its continuing viability as a physical asset.
- Nate presented a working draft of the Committee’s definitions of Non-Profits Organizations and Pines Organizations, booking policies, fee structure, and usage policies. Henry and Nate encouraged Board members to review these materials in detail and provide them via email with specific comments and questions.

- In response to Board members' questions Henry and Nate acknowledged that BOFFO leadership is aware of the eligibility criteria for Pines Organizations and has met them. Further, the Committee is conscious of the Board's interest that Whyte Hall should continue to serve as an incubator for emerging Pines groups and activities.
- Responding to a question, Nate confirmed that the Board reserves the right to decline recognition of or use of Whyte Hall by any group.
- Nate, Henry, and Karen McCutcheon clarified that the approval of user groups' written materials in connection to events at Whyte Hall is solely to check for the accuracy of information related to dates, times, purposes and spaces reserved at Whyte Hall. It is not meant to imply approval or censorship of images, art, content, design, or verbiage.
- Responding to a question, Henry confirmed that under the proposed rules and policies governing Whyte Hall, the Pines Foundation Board retains control of contracts and use of the building.
- A motion to approve the Committee's report in principle, subject to final drafting and fee structure reflecting Board input, was made, seconded and approved.

## **JOINT TOPICS**

### **Juneteenth Celebration**

- Charles Montorio-Archer reported that plans are well underway for a Juneteenth celebration running from June 17 to 19. FIPPOA's Committee on Black Equality (CoBE) is engaged with the Black and Brown Equity Coalition of Cherry Grove (BABEC) and the Cherry Grove Diversity and Inclusion Committee to plan events in both communities.

- Charles noted that a Salon Conversation is being planned at Whyte Hall on Sunday June 19, 11:00 am.
- CoBE is working to ensure that there will be a number of Black DJs spinning at Pines venues on each day of the weekend.

### **“The Pines” Movie**

- Karen McCutcheon reported that the producers of “The Pines” have expressed interest in having a screening and panel discussion at Whyte Hall in advance of the release of the film.

### **2022 Operating Budget**

- Eric Sawyer reviewed three documents sent to the Board in a March 15 email: the 2021 End of the Year Financial Summary, the Draft 2022 Budget, and a 2022 Budget Narrative.
- He noted that FIPPOA and the Pines Foundation each had 2021 surpluses, leading to an operating surplus of \$116,207.
- FIPPOA continues to invest prudently in our community with accumulated surpluses being used for “off-budget” projects such as Trailblazers Park, harbor repairs, CoBE initiatives, the Seashore Defense Fund, and our ongoing rebranding and website initiatives.
- Eric expressed gratitude to the Audit and Finance Committee for its review of and comments on these documents.
- The Board discussed FIPPOA and the Pines Foundation’s income and expense streams, noting particularly that Harbor, the Pines Party, Membership, and the endowment provide the great majority of income, while staff salaries, insurance, the Boulevard, and Whyte Hall are the largest expenses.
- The Board will review the audited 2021 materials, 990’s, and financial statements as soon as they are available
- Allan Baum presented the preliminary budget for the Pines Party, noting that there are increased costs in staffing, rentals, and

insurance. He noted that both the optimistic and the conservative projections have the Pines Party operating profitably.

- Henry pointed out that the Pines Party Committee has effectively planned and managed the Pines Party and related events since 2014, and that its resulting experience allows it to anticipate challenges by carefully planning income and expense streams which might, for example, be impacted by weather.
- The Board touched on a number of financial topics including the ways in which insurance expenses might be lowered and the possibility of establishing a reserve fund for Harbor maintenance and management.
- A motion to adopt the Draft 2022 Budget was made, seconded and unanimously passed.

### **Long-term Community Planning**

- Henry reviewed the process that led to his proposal of three new Task Forces: a Task Force on Mitigating the Impact of Climate Change on the Pines; an Environmental Stewardship Task Force; and a Task Force on Infrastructure and Services. He noted that these particular Task Forces arose from last Fall's community survey.
- Henry then presented the following for each Task Force as he envisions it: its purpose; a background statement; its proposed activities; issues that are in scope and issues that are out of scope in its agenda; and how the membership of each Task Force might be developed using expertise from within the Pines.
- Each Task Force will serve in an advisory capacity to the Board of Directors and will provide updates on its activities to the Board.
- Following discussion, the sense of the Board was that these Task Forces are of significant value and interest, and should be formed at the earliest possible date. Henry asked that Board members provide him with nominations of possible Task Force members.

The meeting was adjourned at 12:17 pm.