

FIRE ISLAND PINES PROPERTY OWNERS ASSOCIATION, INC.

AND THE PINES FOUNDATION, INC.

Minutes of meetings Sunday, February 12, 2023

Directors participating via Zoom Video: Allan Baum; Alan Brodherson; Gary Clinton; Greg Henniger; Chris Mai; Jay Pagano; Nate Pinsley; Leland Rechis; Henry Robin; Russell Saray; Eric Sawyer; Ed Schulhafer; and Matt Tague (note: Matt Tague was unable to attend the entire meeting).

Directors participating telephonically: N/A.

Directors absent: Andrew Kirtzman; and Charles Montorio-Archer.

Also participating via Zoom Video: Karen McCutcheon (Community Manager).

Henry Robin called the meeting to order at 10:05 AM.

Alan Brodherson moved to approve the minutes of the January 8, 2023 meetings of the Boards of Directors. Motion was seconded by Gary Clinton and was unanimously approved.

FIPPOA Discussion:

- The Board went into executive session for an update on a confidential matter. Karen McCutcheon was present for the executive session.
- Henry Robin provided the Board with an update concerning the building of parking spaces for commercial vehicles.
- Chris Mai reported that the 2023 membership drive is underway.

Pines Foundation Discussion:

- Pines Party
 - Allan Baum provided an update concerning the 2023 Pines Party.
 - The Pines Party will take place during the weekend of July 21-23, 2023.
 - Tickets are expected to go on sale in mid-April.
 - The condition of the beach will necessarily impact both the location of the party and the number of tickets that can be sold.
- Infrastructure Projects
 - Henry provided a brief update concerning three infrastructure projects previously approved by the Board.

- Karen McCutcheon asked the Board to authorize an expenditure of \$28,000 to build cabinets on the deck outside Whyte Hall in order to hold tables and chairs that are currently stored in the Solstice Room.
 - The frequent movement of tables and chairs from the Solstice Room to the deck takes considerable time and effort and places a strain on the elevator.
 - The proposal, which is to build a series of cabinets on the east side of the deck to store the tables and chairs, would simplify this task.
 - This would also free up space in the Solstice Room.
- Motion by Jay Pagano to approve the expenditure of up to \$28,000 to build the cabinets; the motion was seconded by Eric Sawyer. After a brief discussion, the motion was unanimously approved.

- Walk Signage
 - Chris Mai and Rusell Saray updated the Board on the project to replace the street signs throughout the community.
 - The Highway Department has agreed to provide some of the labor for this project and, assuming the Highway Department moves forward, we may be able to achieve significant savings.

- AIDS Memorial Task Force
 - Jay Pagano provided an update concerning the efforts of the Task Force.
 - The Task Force is still encountering difficulties with various levels of government in its efforts to find a suitable location for the memorial.
 - The Task Force is continuing to investigate all options, including relief from the National Park Service and/or by congressional action.

- Trailblazers Park Task Force Update
 - Gary Clinton gave an update concerning plans to provide more information on each of the individuals honored by a flag.
 - There will be a sign installed which will provide brief biographical descriptions of each individual honored by a flag.
 - The sign will also have QR codes that will direct those interested to more complete biographies on the FIPPOA website.

Joint FIPPOA/Pines Foundation Topics

- Pines 70th Anniversary Celebration Update
 - Nate Pinsley updated the Board on the planned events to honor the 70th anniversary of the incorporation of FIPPOA.
 - The main event will take place on the beach on August 19, 2023.
 - There will be dinner, a bar, DJ and dancing.
 - While the dinner and alcohol service will be limited to those who purchase tickets, the beach event will not be fenced in such that all will be welcome regardless of whether tickets have been purchased.
 - A celebrity guest DJ has agreed to perform with details to follow.

- Employee Retention Credit
 - In response to information provided to the Boards by Ed Schulhafer, the Board investigated whether we were entitled to certain economic benefits made available via one of the COVID relief statutes enacted during the pandemic.
 - We ultimately learned that we were entitled to such relief and have had our accountants file the necessary paperwork.
 - The expected recovery for the Foundation is \$10,000 and for FIPPOA is \$78,000.

- Personnel Update
 - Karen informed the Board that Gabriele Casella Nicosia, our newest staff member, has been promoted from an administrative assistant to the Office Administrator.
 - Karen is moving forward with efforts to hire an Administrator of Finance. She is working on finalizing the job description and will then begin to solicit resumes, from both within and without the community, in order to identify suitable candidates.
 - Anyone who is aware of someone who may be interested in the position can contact Karen for more information.

- 2023 Operating Budget
 - Eric Sawyer provided an update on the development of the 2023 operating budgets for the organizations.

- TD Bank
 - Allan Baum explained that JP Morgan Chase, the bank with which we have had our accounts for a number of years, is not meeting all of our business needs.
 - After exploring our options, Allan and Eric Sawyer have recommended that we move our accounts away from JP Morgan Chase in favor of TD Bank, NA.
 - Alan Brodherson then moved that the Board adopt the following resolution (the “Resolution”):

It is hereby resolved that the Boards of the Fire Island Pines Property Owners Foundation, Inc. and The Pines Foundation, Inc., authorize the

officers of the corporations, Henry Robin (President), Allan Baum (Vice President), Eric Sawyer (Treasurer) and Alan Brodherson (Secretary) (Robin, Baum, Sawyer and Brodherson, collectively, the “Officers”), to open bank accounts at TD Bank, NA (“TD”).

It is further resolved that the Boards hereby authorize the Officers of the corporations to execute any and all documents required by TD Bank in connection therewith.

- Motion seconded by Greg Henniger. After further discussion, the Boards voted unanimously to adopt the Resolution, as proposed above.

Meeting adjourned at 12:01 PM.