

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
December 16, 2018

**Directors Present:** Allan Baum, Tami Hausman, Greg Henniger, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Jeff Staadt, Jim Vandernoth

**On Phone:** Not Available

**Absent:** Gary Clinton, Garry Korr, Chris Lovito, Bob Tortora

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

Meeting called to order by President Jay Pagano at 10:39 in Pagano's apartment, 211 West 18<sup>th</sup> St, New York, NY.

Tad Paul motioned to approve the October meeting minutes. Eric Sawyer seconded and the motion carried.

**President's Report**

- Dave Anderson's replacement, John Dias, passed away.
  - Will ask Highway Superintendent Dan Losquadro if he knows of anyone interested.
  - Need someone who can do repair and manage the community from a repair perspective.

**FIMI**

- There are weekly phone conferences on the FIMI project on Thursdays.
- Even with only one house in the Pines to be removed (405 Ocean), demolition is a big deal.
  - Local government has procedures for house removal that must be followed
  - Environmental issues and safety are closely monitored.
    - There needed to be an asbestos abatement plan for 405 Ocean.
  - By next Thursday all demolition is expected to be done in all the community
  - Any structure that would be in the path of the new dune must be removed.
    - The demolition of accessory structures will be done by February 4th
  - In Davis Park, five houses have to be relocated.
    - Contract has not been let yet as each week a new issue arises.
- Future maintenance of the dune by the Army Corps of Engineers is under review.
  - There is no guarantee the Corps will maintain the dune in perpetuity.
  - FIPPOA's Erosion Control District will still be intact for funding should the need arise.
- The groins at Ocean Beach have contributed to erosion to the west.
  - Suzie Goldhirsch is working on getting the groins removed.
  - The groins in Robin's Nest have already been removed.

**Fire Island Boulevard**

- The boulevard is in the worst condition in recent memory making driving very difficult.
- A joint effort between FIPPOA and the Fire Island Pines Chamber of Commerce is underway to improve the boulevard.
  - Crushed stone is being brought in for the worst parts of the boulevard.
  - FIPPOA will be using the stockpile of sand at Sunburst Walk for the boulevard.

## **Treasurer's Report**

Henry Robin, Treasurer, reported:

### **2018 Results**

- The Budget approved by the Board in January 2018 reflected an overall \$50,000 surplus.
  - In the previous 3 years budgets were adjusted in the spring.
    - Spring adjustments were not done this year because it did not appear necessary.
  - 2018 is expected to end with a with a \$60,000 surplus, which represents 4% of the budget.
    - Not so long ago we were running deficits.
- Largest revenue is from the harbor.
  - Seasonal Slips were budgeted at \$180,000 and the actual is about \$175,000.
    - Rates for seasonal boats were increased in 2018.
  - Transient slips are low by about \$3,000 from budget.
- The contractual income for the harbor is \$190,000 and all is expected to be collected.
  - A significant portion of this revenue is in arrears, and we are currently accruing it based on the assumption that it will be collected; however, there is significant risk to the budget and the surplus if this money is ultimately not collected.
- In 2018, \$4,000 was budgeted for the sale of sand.
  - The sand was held for the trap bag repair and replace project which did not materialize.
    - As mentioned above the stockpiled sand is being used on the boulevard.
- Harbor electricity was over budget by about \$4,000.
- \$20,000 was budgeted to replace poles in the harbor and only \$2,000 was needed.
- Actual harbor maintenance was \$8,000, budgeted at \$10,000
- Freight dock monitoring was added to Harbormaster Dennis Murphy's responsibilities and his salary was increased accordingly.
  - The expectation was that more Freight Dock income would be realized.
    - \$6,000 was budgeted but only \$150 was collected
      - Tony's Barge Service stopped doing deliveries to the freight dock.
    - Coastline pays a fixed price for use of the freight dock
      - If Coastline's freight dock landings increase, Coastline pays the same amount and there is no additional freight dock usage income for FIPPOA.
- Membership income was \$103,250, without much in expenses.
- FIPPOA was named on a lawsuit and the needed representation to be dropped cost \$13,000.
- FIPPOA's D&O coverage is increasing mostly because of the Roncalli Freight litigation.
- As done every year, Robin will be in touch with directors for their input into the 2019 budget.
  - Once completed, Robin will review with the Audit & Finance Committee before circulating to the board.
  - The 2019 budget will then be on the January 27<sup>th</sup> board meeting agenda.

## **Survey Results**

Russell Saray, Membership Co-Chair presented the results of the 2018 Quadrennial Survey and said they would be distributed in an email blast to the community.

Adjourned 12:19.

Respectfully Submitted,

Ken Pollard

Director of Finance & Administration