

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

September 10, 2016

**Directors Present:** Allan Baum, Alan Brodherson, Hal Hayes, Mike Hartstein, Greg Henniger, Garry Korr, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Ed Schulhafer, Bob Tortora, Jim Vandernoeth, and Randy Wilson

**By Phone:** Eric Sawyer

**Absent:** Nicole LaFontaine

**Also Present:** Gary Clinton (FIPPOA Member), Ken Pollard (Director of Finance & Administration) and Damian Todaro (Director of External Operations)

Meeting called to order by President Jay Pagano at 10:37 am in the Solstice Room, Whyte Hall, Fire Island Pines, NY.

Tad Paul motioned to approve the August board meeting minutes. Greg Henniger seconded and the motion carried.

**President's Report**

**Sayville Ferry**

- Negotiations on the Sayville Ferry (SFS) Contract continue.
  - We are in the sixth year of a five-year contract.
  - There was a time, perhaps for 5 years, where we went year to year following an expired contract.
  - There is an agreement with Coastline and an agreement in principal with SFS.
    - The sticking point is the initial bump-up for the first year of the contract.
    - We are cautiously optimistic that this can be worked out.
- FIPPOA's primary concern is to increase the income to FIPPOA
  - Compared to other communities, this contract is very behind in the rates.
- As part of the negotiations, FIPPOA has tried to increase the number of boats late in the season.
  - The Steins continue to say that not enough people will take them.
  - Perhaps special pricing could be an incentive.
  - This discussion has been going on for decades.
  - If SFS applies to Suffolk County for a rate increase, they must show all of their books including ancillary income such as parking fees.

**Freight Dock**

- On Friday's and Saturday mornings, PeaPods are delivered by Coastline to the freight dock.
  - This creates a problem at the freight dock because it interferes with contractor deliveries.
- There has been a suggestion that we raise the hourly rate at the freight dock.

### Erosion at Nautilus

- The Town has been contacted to see if we could do additional repair to the dunes at this location.
- The DEC has regulations that you can only scrape in late August and September.
  - Scraping can only be done if you meet specific elevation requirements.
  - Land Use, our consultant, did a recent survey and we do not meet these requirements.
  - The Town takes the position that scraping does more harm than good.
- Installing more trap bags in the area is not an option.
  - It is a 6month process to get the trap bags.
  - And sand is being used for the trap bags from an already diminished beach.
- Ocean Bay Park has been more aggressive and asked the DEC for an extension of the time frame which was denied.
- Public Safety official was here Wednesday and met with Todaro.
- Town Supervisor, Ed Romaine, will tour the area at Nautilus this afternoon.
- Most of the homes (7) affected in the FIMI project are in the Nautilus area.

### Pinesfest

- There was a tremendous amount of emails received complaining about Pinesfest.
  - The location of Pinesfest was difficult because of the beach erosion.
  - The residents at Beach Hill Walk resisted locating Pinesfest in their area because the Pines Party was in that area this year.
  - The event was located at the east end and no issue has generated more complaints.
    - The complaints started when the Boot Camp began at noon.
    - The primary complaints were about the noise, the duration of the event and the blocking of beach access.
    - The berm was also looked upon as excessive.
    - The three day duration of the event was an issue, even though it was cut short by Hurricane Hermine.
  - FIPPOA plays no role in the issuance of general assembly permits by the Town and it has not been an issue until this summer.
    - We will be approaching the Town to try to get a role in the permitting process.
    - FIPPOA could further curtail events by not allowing ticket sales in the harbor.
    - If FIPPOA does get a role, will need guidelines for approval.
      - Could be a similar advisory role as with the zoning process,

The October Board Meeting has changed to be on October 1 instead of October 8

### Membership

Gary Clinton, Membership Chair, gave an extensive [Membership Report](#).

### Finance

Henry Robin, Treasurer, reported:

- In November of 2015 there was about \$100,000 in uncollected receivables.
- We have \$1,600 in unexpected expenses in the Roncalli Litigation and this number could go up to \$10,000
  - On the boulevard project there were a number of unbudgeted expenses.
    - Budgeting for the Boulevard Project in 2017 is well under way.

- Unbudgeted and unexpected expenses should only arise in emergencies.
- There has been a complete shift in FIPPOA's finances.
  - In the old days FIPPOA made a profit from membership dues and harbor receipts.
    - In previous years, FIPPOA made a grant of \$50,000 to the Foundation, which did not make a profit.
- The fortunes of the Foundation have improved and are getting to the point whereby the foundation does not need FIPPOA's grant.

Pagano announced that this board meeting is to be Randy Wilson's last as a director, since he decided not to run again. Wilson has served on the board for 3 terms and it was Wilson's dedication to the Pines Party that made it continue especially during the lean years. Wilson has singlehandedly raised close to \$1 million in tent sales for the Party over the years. There was a round of applause for Wilson.

Adjourned at 11:58

Respectfully Submitted,  
Ken Pollard  
Director of Finance & Administration