

**MINUTES
THE PINES FOUNDATION, INC.
BOARD OF DIRECTORS' MEETING**

November 6, 2016

Directors Present: Alan Brodherson, Gary Clinton, Hal Hayes, Mike Hartstein, Jay Pagano, Tad Paul, Russell Saray, Eric Sawyer, Ed Schulhafer, and Bob Tortora

By Phone: Allan Baum, Greg Henniger, Hal Hayes, Chris Lovito

Absent: Henry Robin and Jim Vandernoth

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

Meeting called to order by President Jay Pagano in the Green Room at The Neighborhood Preservation Center, New York City.

Whyte Hall

Eric Sawyer, Whyte Hall Operations Committee Chair, reported:

- Jane Groveman arranged for the firm of H2M Architects and Engineers to do an audit of Whyte Hall and report on the long-time maintenance needs of the building.
 - The audit looked at every component of the building: siding, roof, deck, canopy and operational systems.
- The Audit & Finance Committee has committed between \$375,000 to \$400,000 by allocating \$50,000 each year to a Whyte Hall reserve.
- There are a few priority repairs that need to be done before the end of the year.
 - The roof leaks into the doctor's apartment.
 - The external trusses on the south side of the building are rusting.
 - The heat tapes that prevent freezing in the fire room need to be put on a dedicated circuit.
- Approval has been granted by Fire Marshal Chris Mehrman to turn off the deluge sprinkler for the 2016 – 2017 winter.
- Around \$22,000 in contributions from user groups are still outstanding.
 - FIPAP did not have a good season but is contributing \$10,000 this year.
 - The Pines Care Center gave \$8,900.
- Rentals for Whyte Hall were a bit low in 2016 and the forecast for 2017 is less than prior years.
 - Sawyer is to touch base with Daniel Nardicio to assess his interest in using the building next season.
- Whyte Hall Annual Fund appeal will be going out before Thanksgiving.

Meeting adjourned.

Respectfully Submitted,

Ken Pollard

Director of Finance & Administration