Allan Baum
Statement of Qualifications



My name is Allan Baum and I am asking for your support of my candidacy for another term on the Board of Directors of FIPPOA. For those of you who don't know me, I have been coming to the Pines since 1978, first rented a house in 1980 and have been a homeowner since 1987. I am a longtime registered voter in the Pines and currently reside at 235 Beach Hill Walk with my partner of 42 years, Frank Liberto, and our beloved schnauzer Ava.

Since joining the FIPPOA Board in 2014, I have served as Executive Producer of our annual Pines Party event and, in 2021, was elected as FIPPOA Vice President. As Vice President, I have worked closely with Henry Robin and the other members of the Executive Committee on a wide variety of issues affecting the organization. I have also served as one of the three FIPPOA representatives on the Fire Island Boulevard Task Force, working with members of the FIP Chamber of Commerce and outside counsel on the development and implementation of our soon to be rolled out Boulevard plan.

In addition to my duties as Vice President, my year round vocation has been to serve as Executive Producer of our Pines Party event. As head of an amazing volunteer Pines Party Committee, I am very proud of our accomplishments as Pines Party has evolved into a world class event and a major financial success. Pines Party now generates a significant portion of the funding for The Pines Foundation's activities, as well as providing critical support for our off-island beneficiary - Stonewall Community Foundation. Even after cancelling our ON AIR 2020 event, we raised over $135,000 to cover our expenses and provide additional funds for the Foundation and Stonewall. While Pines Party still has a few local naysayers, I am gratified by the community's growing support of the event.

In seeking re-election as a Director, I am hoping to continue to apply my management, business and leadership skills to a wide range of issues affecting the community. While I intend to continue my Pines Party role for the foreseeable future, my goal is to identify and groom the next generation of leadership for the event. More generally, one of my goals for the organization is to increase its engagement with the new generation of homeowners, including expanded representation on the board.

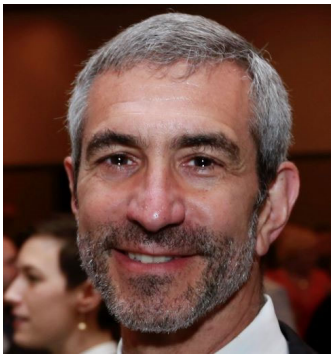
In addition to my "party planning" resume, my qualifications for Director include an extensive background in real estate, business and finance. Prior to retiring in 2002, I had a 20-year career in investment banking with Merrill Lynch, Citibank and Credit Suisse. I have also served on corporate boards, including Gramercy Property Trust (a public REIT acquired by Blackstone), National Consumer Cooperative Bank and Community Development Trust (a private affordable housing REIT for which I currently serve as a director).

I hope I can count on your support in the upcoming election and I look forward to continuing to serve our community as a Director of FIPPOA.

Thanks and regards,

Allan

ALAN BRODHERSON



Thank you for considering my candidacy for the FIPPOA Board of Directors, to which I would now like to return.

I have spent every summer since 1994 in the Pines, the first year in a rental and since then in my home at 294 Holly Walk. Having had the chance to grow and mature over these years in a predominantly gay environment has provided me with opportunities I could not have even imagined the very first time that I stepped off of the ferry dock.

In the more than six years that I previously served on the Board, both as a Director and for some of those years as the Secretary, I used my experience as a practicing attorney to provide legal advice to the Board on a host of issues. Among other matters, I: drafted and reviewed innumerable contracts, including those relating to The Pines Party and the operations of our harbor; wrote proposed amendments to our by-laws, including the amendment that first allowed domestic partners of homeowners to become voting FIPPOA members; participated in critical decisions concerning litigation; worked with Brookhaven's counsel to draft petitions used to obtain taxpayers' approval to undertake capital projects within the Pines; and provided legal advice on too many other matters to recall.

I was also trained as an accountant and I have served on the Audit and Finance Committee for more than ten years. Whether at Committee meetings or during our Board meetings, I strive to analyze critically all questions related to our budget and the investment of our reserve funds. My combined experience in both law and accounting, along with my natural inclination to be reluctant to take on new spending initiatives without thorough consideration of all of the possible risks of doing so, can give you confidence that your funds are being spent wisely.

In the years since I last served on the FIPPOA Board, I served as a member of the Board of Directors of my cooperative building in New York City. I recently left that board after moving in with my partner, so I now have the time to devote to FIPPOA, where my top priority will be to serve the Association and its members.

Alan S. Brodherson
294 Holly Walk, Fire Island Pines | (631) 597-4620 |alan@brodhersonlaw.com



Hello fellow Fire Island Pines community members,

My name is Ryan David Espinosa and I would like to introduce myself and provide some of my background.

I admire the work that FIPPOA does and the legacy of this beautiful community. I am asking for your support as I would love to contribute by bringing my experience to the table to collaboratively navigate and expand the Pines brand and influence as a beacon of love and acceptance for the world and our global queer community.

I am originally from Southern California and lived in that state until 2012 when I moved to NYC. My first time in the Pines was in 2009 and I immediately fell in love. On my second trip to the Pines the following summer, I decided to move to New York right then and there, and 6 months later I was a NY resident.

As many others, I was inspired by the community, the landscape and all the moments of joy, laughter and fun which this place facilitates.

For many years I was part of a share house and five years ago I acquired an "entry-level" yacht that has resided in the Pines Harbor every summer since. I have lived mostly full time in the Pines during that time. Two years ago I met my boyfriend and partner while in the Pines and end of last year we purchased a coop. Additionally, this year I opened the new store downtown DENIZEN.

The store is a continuation of my lifelong work and my personal mission of supporting three core areas and initiatives 1. healing and wellness, 2. creativity and expression, and 3. sustainability & regeneration.

I am a lifelong entrepreneur and started my first business when I was 21 in college. I have founded, ran, sold and revitalized businesses in real estate development, manufacturing, media and event production.

The vast majority of my experience is in real estate, both commercial brokerage and real estate

development ventures including hotels, residential tracks and restaurants. Additionally, I have developed relationships with Fortune 500 companies who are clients for my retail environments manufacturing and sourcing business. My team and I work with multiple US based and overseas businesses in operating this business which I have run for 15 years.

In 2015 I started a queer leadership organization in NYC named Spiire. We founded both a for profit and a nonprofit entity to support these endeavors. My business partner and I put our networks in action to produce workshops and events that promoted and discussed physical, emotional and mental wellness. We have collaborated with several LGBTQIA+ nonprofits in NYC and my goal is to bring more of that type of programming to the Pines in the coming months and years.

I look forward to discussing more with each of you and feel free to stop by the store anytime to meet in person. Thank you,
Ryan

Good Afternoon, my name is Chris Lovito. I have served on the FIPPOA Board of Directors for 11 years now. I proud to celebrate my 44th year in the Pines this summer, it has been amazing to watch this community change and evolve. Teresa my wife and my two daughters, Carley and Christie take great pride in being part of the Pines Community.

In my tenure on the board of FIPPOA, I have been instrumental in collecting outstanding funds owed to the organization. I was the first board member to be endorsed by Stonewall for my involvement with their Swim Across the Bay event. During Super Storm Sandy, I met with FEMA and TOB Waste Management to devise a plan for the immediate staging and removal of storm debris. After the fire that devastated our commercial district, I delivered the largest petition for a commercial rebuild in Brookhaven Town history. This year we have negotiated and completed a ten-year lease for the boulevard, including the property at Whyte Hall. This will have a long range, positive affect on managing our contractors and essential businesses that occupy the boulevard.

It is important for FIPPOA to have local representation and strong relationships with various constituents in the Town of Brookhaven and beyond. I am proud of the ongoing working relationships that I have developed over the last 11 years on the board. They include, Town Councilman Neil Foley, Town of Brookhaven Parks Dept. John Giannott, Highway Superintendent Dan Losquadro, Jeremy Brownie of Brownie Company and Suffolk County Marine Captain Brendon Grogan. My other relationships from the community are PJ McAteer and Nicole Lafoutaine of the commercial district, Ken Stein of Sayville Ferry and a number of contractors.

I believe that these are strong community leaders that FIPPOA needs to maintain relationships with for the future success of the Pines. I have a proven track record of being fair, honest and direct to the goals that will play an important role in leading our community to a brighter future.

Having a local business and being a homeowner in the town of Blue Point and in the Pines, I am available to meet and attend all fundraisers and any meetings that pertain to our community. When things arise and need immediate attention, I have demonstrated the ability to negotiate and avert any problems that result in getting issues resolved in a positive manner. Fippoa is in the process of restructuring and streamlining our leases and contracts with community purveyors and lease holders. I feel my continued feedback and involvement are important in the success of the Boulevard and the even-handed enforcement of our rules and expansion in the

upcoming years. I am a proven negotiator dedicated to a win/win for both the community and essential businesses.

Any one that knows me knows that this is where my heart is and has always been. The magic of this place is the energy of its sand, once it grabs your heart you become a part of its very fabric. I look forward to continuing to serve our very special community and appreciate your vote of support for my continued work and dedication to The Pines.

Thank you.

Chris Lovito



Dear Fellow Community Members,

I grew up on Long Island, and was fortunate to have spent my childhood, teenage years, and my increasingly-distant 20's close enough to Fire Island to get to visit and enjoy it. Ultimately, I fell in love with it. For decades, it has been my sanctuary and safe haven, and now I couldn't be happier to call it home. Since the decision was made to buy a home here, we have been opening our home at the earliest day possible and closing it at the last minute–sometimes a little too late. A few burst pipes later, I still wouldn't change a thing. I never imagined that I would be able to spend so much of my life in the Pines.

One of the main reasons I've been able to live most of the year here is that my career offers me significant freedom. I own a small business IT consulting company that I started 15 years ago. I realized that small to medium businesses lacked the support and resources that larger companies typically had access to. I educated myself on current and emerging technologies, which enabled me to provide services that customers traditionally couldn't afford. I persisted through the challenges of the early years, and with time took on a business partner to help balance the responsibilities of our clients. We hired several additional employees throughout the following years and are now a thriving company that remains focused on building long lasting relationships with small businesses.

In 2013 my husband, Nick and I, became home owners in the quaint, Victorian historic district of New Rochelle, NY. Within months of moving in, the head of the neighborhood association asked me to join and bring new ideas (and tech advice) to our neighborhood of about 270 historic homes. I accepted and dove in headfirst. Over the next 5 years, I took a dwindling board and invigorated it with new members. Less than 40% of neighbors were paying dues, but after creating community events and fundraisers, setting up several websites for the association, and introduced digital payments, we more than doubled payees. The bones were there: all that was needed was some more engagement. We brought the community together to help support what is now a vibrant neighborhood, with new families arriving what seems like every few months.

After a few years something seemed to be missing, and that turned out to be a second home. A home that wove us into one of the most supportive communities I have ever been a part of–right here in the Pines. Nick and I had visited the Pines since our early twenties, spending weeks in rented homes and later with friends who were good enough to host us. As we enjoyed amazing company, the sun, beach, and entertaining, the Pines seemed like an obvious place to settle into. Three years ago, we found a house that we believed we could make into a home, and together with our partner Marc, we have worked tirelessly to bring the house up to our standards, all while developing life changing relationships. Simply put, we are in love with the community that exists here.

Since the last election, we have spent countless more hours involved in the Pines community, which has allowed me to draw more focus on what parts of the community and FIPPOA I believe I could be most valuable. As a member of the Pines Party Committee, I came to know what it means when something comes together by "community effort." I believe my partners and I had a positive impact within the committee and garnered relationships that we will continue to foster to bring more love and amazing programming to the Pines. Coming into our third season as renters in the harbor, we are the proud owners of the Mooring Wood, docked at the Sunset dock. We spend most evenings entertaining friends, new and old, by watching one of the best views in the Pines from our boat. In spending so much time in the harbor, speaking with the amazing dock hands and Dennis, the harbor master, and continuing to grow our relationships with other boat owners, we have gathered some input on what could be improved, and what opportunities could even be capitalized on to increase profit from the harbor. I would very much like to join the harbor committee, and work with the current chair and members to bring some fresh ideas to this gem of the Pines.

Lastly, I would continue to be a resource for the community with regards to current and emerging technologies, with particular focus on privacy and data protection, to always make sure the Pines community is both benefiting from technology, while also secure.

I am honored to be considered for a board position and in devoting myself further to the Pines. I look forward to expanding a multitude of offerings to our community and continue a long tradition of pride and love.

Your neighbor,

Richard Margolius

Steve McGee



Greetings FIPPOA community members,

Commitment. Experience. Community. These are just some of the key tenets I live by and will bring to both the FIPPOA board and Fire Island Pines community. Serving as a board member is a convergence of experiences and principles, including an understanding of this diverse community, creating attainable goals for success and maintaining quality of life.

My courage, passion and intensity have stoked the fires of my work as both a businessman and as a volunteer. I have gained a multitude of leadership skills and experience which include my time as senior Vice-president of Kohls, Vice President of Marketing at PEM, and Vice President & General Merchandise manager at Bed Bath & Beyond. My entrepreneurial enthusiasm alongside my strong base of experience will be applied to my commitment to FIPPOA

I am also a firm believer in giving back to communities. My vast volunteer experience includes a variety of board of director positions over the last 10 years, including executive Board member at Cedars East. These leadership roles, combined with my professional and life experience are what guide my personal tenets, community commitment and interest in serving FIPPOA.

The Pines is a community that I hold near and dear to my heart as this It was the first place that I felt truly free. My hope is that many future generations will experience the same solace and freedom to be their authentic selves and I will do my best to ensure that continues.

For the Fire Island Pines Community, I'd like to help bring my skills to the community in a number of ways….

- To rally the coop members to play a more active role in FIPPOA
- Contribute my expertise to help rebrand FIPPOA
- Contribute to the Fire Island Quality of Life task force, recognizing the opportunity for FIP to be more of a year- round destination.

After visiting many summers alongside my husband Dennis, our son Sam and our two dogs Fergus and Mambo, we decided to purchase a home and lay down our roots in this extraordinary community.

I am humbled and honored to be considered for this position and thank you for your time.

Charles A. Montorio-Archer

80 Black Duck Walk

Running for the Board of Directors, FIPPOA 2021



Good Day Fire Island Pines!

I greet you announcing my candidacy for the FIPPOA Board of Directors.

I am Charles A. Montorio – Archer and I live at 80 Black Duck Walk with my husband Paolo and our French Bulldog, Giuseppe Brixton. As I wrote in my Pines Party 2021 journal article, *Equity on Fire*, I have been coming out to The Pines for nearly 10 years and with each ferry ride I am transported into a utopia that includes dining tables, pools, beaches, and dance floors in the name of love and freedom. However, this utopia has not always been a joyful experience for every community member.

I envision a Fire Island Pines Community that is deliberately and actively welcoming to everyone. This is a vision that I believe that each of you also share. A Pines Community that is reflective of every voice, perspective, choice, contribution, and energy.

Over the past few years, my contributions to our community have included:

- → Pines Care Center Board of Directors
- → Tri-Chair of the FIPPOA Committee on Black Equality (CoBE)

→ FIPPOA's AIDS Memorial Task Force

And with your support, advice, and guidance, I will add FIPPOA Board of Directors to the list.

For 30 years, I have been a non-profit executive with experience founding, growing, and turning around human service organizations through strategic planning, advocacy, operations improvement, financial management, and relationship building. With extensive expertise in board governance, regulation compliance, policy reform, community outreach, Diversity, Equity, and Inclusion (DEI), and cultural transformation, I will build camaraderie, consensus, and collaboration with every Director on the Board.

I am the President and Chief Executive Officer of One Hope United (OHU), a multi-state non-profit that creates opportunities for children and families by providing early education, foster care, adoption, counseling, residential, and other support services. Previously, I was the Co-Founder and Chief Executive Officer of The Thrive Network, a non-profit organization that advocates and serves the interests of children, adults, and families with intellectual development disabilities. I have also been Lobbyist for the unserved and underserved and an Adjunct Professor, School of Public Affairs at Bernard Baruch College, City University of New York.

I am a member of countless Board of Directors and appointed to numerous councils and commissions throughout my career. This currently includes Commissioner for Illinois Youth Budget Commission and Illinois Commission on Poverty Elimination and Economic Security, Illinois Collaboration on Youth, Chicago Alliance for Collaborative Effort, Florida Coalition for Children, Child Welfare Advisory Committee, and a Member of Casey Family Programs 2020 Race Equity Improvement Collaborative.

I earned a Doctor of Philosophy, Public Management and Leadership from Walden University, my Juris Doctor from Brooklyn Law School, and a Master of Public Administration from Baruch College/CUNY. I also hold Six Sigma Black and Green Belts along with being a Certified Health Care Compliance Professional, and a Certified Compliance and Ethics Professional.

As I write in my book, *Everybody Paddles: A Leader's Blueprint to Creating a Unified Team,* we demand that our leaders be experienced, show up, communicate effectively, address concerns timely and remain committed to the mission. This is the leader I will be for each and every one of you. So, let's Pick Up Our Paddles and Serve.

United In Service, Charles



Nate Pinsley
Candidate for FIPPOA Board of Directors

Dear Neighbors,

For the last 8 years I've worked in many roles throughout our community, striving to make the Pines a more vibrant, welcoming and well-run paradise. Now that my husband and I have joined your ranks as new homeowners (yay!) I'm asking for your vote so I can continue working on your behalf, contributing fresh, creative and collaborative solutions to improve our cherished enclave.

My top priorities for positive impact in the Pines:

- Enhancing access, infrastructure and cultural options in the early and late season
- Better supporting homeowners with shared knowledge and resources for home maintenance & renovation
- Fostering inter-generational social connections to strengthen the fabric of our community
- Establishing and enforcing a higher standard for the appearance of Fire Island Boulevard

My record of community involvement:

- Women's Pride in the Pines, *Boardmember & Event Producer, 2015-2021*
- Pines Party, *Planning Committee Member & Event Producer, 2017 & 2018*
- Spray! Beach Party & Fundraiser, *Co-Producer, 2016-2019*
- FIP Chamber of Commerce, *Board Member, 2015-2018*
- SAGE Annual Event, *Host Committee, 2018*
- FIPPOA, *Nominations Chair, 2017*
- Hillary Clinton Fundraiser (featuring Cher), *Producer & Host, 2016*

A little more about me:

- My husband Peter and I first met in 2015 when we were housemates in Fire Island!
- Along with our dog, Butler, we split time between the Pines, Brooklyn and Hudson Valley
- My "day job" is working in Product Management for BMW, but I've also worn many hats in Fire Island, including as a broker with Bob Howard Real Estate and running the Botel (oh the stories!)
- If elected, I'll bring experience and professionalism to FIPPOA, drawing on a career that includes working as a management consultant at McKinsey & Company, building social movements around important causes at Purpose and leading marketing at a tech startup

Thank you for your time, consideration and membership in FIPPOA. It would be a distinct honor to serve on your Board of Directors and I look forward to embracing the opportunity with gusto.

Warmly yours,

Russell Saray



I am a long-time resident of the Pines, renting my first share in 1992. For the past 20 years I've lived with my husband, Steve Foster on Nautilus Walk. We look forward to opening up the house in early March every year and spending as much time as possible here at the beach until late fall. Over the last 18 months our Pines home has served as a refuge from Covid, making it an even more important part of our lives.

I am long retired from a career in marketing, sales and education but I remain committed to the joy of coaching, inspiring and motivating those who join me in the causes I promote. Since retiring, in addition to my work here on the island with FIPPOA, I serve as secretary for The Pines Conservation Society. In the city, I am vice chair of the Abingdon Square Conservancy.

Nine years ago, after previously approaching FIPPOA with a new idea for raising money for the Pines Foundation, I was asked to revive the Seashore Defense Fund (SDF). Its funds were exhausted after responding to Hurricane Irene. I launched the first educational and fund raising campaign for the SDF which has been repeated every summer since then. We have consistently kept its coffers filled at over $150,000 while financing many important projects critical to the never-ending needs of our fragile beach. When the dune was in danger of collapse after Superstorm Sandy, SDF helped pay for maintenance of the TrapBags that were our temporary wall protecting us from the ocean. We've repeatedly underwritten new sand fencing, planting of sea grass and general clean ups of the beach. Most recently, SDF paid the cost of Beach Bins at each public access walk. I'm not surprised that more $100 donations are made to the SDF annually than to any other initiative of the Pines Foundation.

I chaired the Membership committee for a year and continue to work with the team – initially bringing the Community Map in the harbor to life. I led the work to create the Sandbook and this year oversaw its conversion into an online, digital resource for the community. I created and launched the first digital Community Bulletin Board.

I remain firmly convinced that in this time of climate change our beaches are our most important asset and our most endangered resource. If elected I will dedicate my service with FIPPOA to preparing, preserving and protecting our beaches from the challenges Mother Nature will most assuredly throw our way.

I would be honored to serve a third term on the FIPPOA board so that I could continue to bring my skills, my energy and my enthusiasm to both on-going projects and new projects that may be needed to benefit our community.

Thank you!

Russell