

My name is Allan Baum and I am asking for your support of my candidacy for re-election as Vice President 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 husband and partner of 47 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. I originally ran for the Board with a goal of reviving the event, which at the time was suffering from lackluster financial results and a loss of community support. I couldn't be prouder of the results.

Working with an amazing volunteer Pines Party Committee, Pines Party has become a world class event and a financial success. Expanded to include five parties, an online auction and the Pines Party Community Journal, Pines Party has consistently raised $300,000+/- each year to support operations of The Pines Foundation and the Seashore Defense Fund, and to provide critical financial support to our longtime beneficiary - Stonewall Community Foundation.

After 12 years of overseeing Pines Party, I am in the process of transitioning leadership of the event to a talented new triumvirate consisting of Nick Ammaturo, Rafael Kuhn and Nate Pinsley. The new team has worked closely with me as senior members of the Pines Party Committee, and bring extensive financial, management and event planning experience to the role. I have no doubt that their stewardship will ensure the continued growth and success of the event.

In addition to my "party planning" resume, my qualifications for the Vice President position 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 several corporate boards, and currently serve as a Director of Community Development Trust (an affordable housing REIT) and as one the Pines representatives with the Fire Island Association.

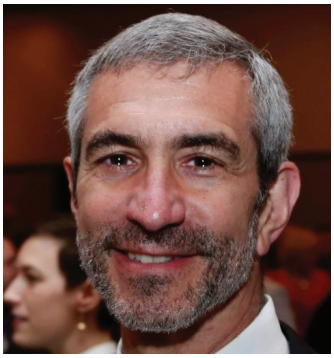
If re-elected as Vice President, I look forward to expanding my FIPPOA responsibilities. As an active member of the Executive Committee, I will continue to apply my management, business and leadership skills to a wide range of issues affecting the community. As always, one of my goals for the organization is to increase its engagement with the new generation of homeowners, including expanded representation on the board.

I hope I can count on your support in the upcoming election and I look forward to continuing to serve our Pines community in the role of FIPPOA Vice President.

Thanks and regards,

Allan

ALAN BRODHERSON



Thank you for considering my candidacy for re-election as both a Director and as Secretary of FIPPOA. It has been my honor to serve our community in these roles over the past few years, and I hope you will allow me to continue to do so.

The primary responsibilities of the Secretary are to keep the minutes of our Board meetings, oversee the membership roster, and supervise our elections—responsibilities I have carried out throughout my tenure as Secretary.

Perhaps my most important day-to-day contribution as a Director and Secretary is serving as the only attorney on the Executive Committee. My legal experience, along with my educational background as a non-practicing accountant, has proven valuable on a wide range of matters facing the Association. Continued service on the Executive Committee as a Director and Secretary allows me to help identify legal issues early, minimize risk, and provide legal guidance before important decisions are made.

My key contributions over the past few years include the following:

- Drafting and reviewing innumerable contracts, including those relating to the Boulevard and the Harbor.
- Participating in critical decisions concerning potential and actual litigation.
- Assisting in collecting significant outstanding receivables owed to the Foundation.
- Obtaining legal advice concerning the ramifications of accepting a bequest to the Foundation.
- Advising the Association on risk management and appropriate insurance coverage.

I have enjoyed serving our community in these capacities and would be honored if you were to allow me to continue to do so by **voting for me twice, first for Secretary and then as Director**. Thank you for your consideration and support.

IF YOU ARE UNABLE TO VOTE IN PERSON AT THE SEPT. 19 MEETING, PLEASE SUBMIT YOUR ABSENTEE BALLOT BEFOREHAND. THANK YOU.

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



GREG HENNIGER
370 Nautilus Walk|
646-660-3675

July 29, 2026

Dear friends neighbors,

For the fifth time, I'm standing for election to the Board of Directors and asking that you permit me to continue to be one of our representatives on the Board. Like so many of us, I'm a former long-time renter turned homeowner. A new world opened up to me when I arrived as a half share on Shore Walk in the summer of 1987 and the Pines is where I grew into the gay New York man that I am today. I owe a lot to this community. A bit of my history follows for the benefit of the many of us who are new homeowners since the 2022 election (the rest of us, please indulge me). I spent twelve years renting at the corner of Nautilus and the ocean with housemates, many of whom remain my closest and dearest friends. Those years included houseguests, the beach, pool parties, dinner parties, house parties, Vodka Parties (for those of us of a certain age), Morning Parties, Pines Parties, Tea(s) the Pavilion, Sip n Twirl…the works. That's what it was all about for us and I enjoyed every bit of it. Now here I am in 2026 as owner of my home at 370 Nautilus Walk for 26 years and Raphaël and I have been enjoying a fabulous new and evolving chapter of intergenerational and diverse friendships and experiences. I'm not siloing, and it's great. Sharing our home with long-standing and new friends and enjoying the communitarian atmosphere of our community remains one of the great joys of my life.

As practicing transactional lawyer specializing in affordable housing finance, I have brought to my position on the Zoning Committee a strong sense of logic, intellectual honesty, an inclination to see issues from all sides in order to come to an equitable decision, and an ability to digest and decipher documents, statutes and regulations that are, on the one hand, quite technical but, on the other hand, of great importance to us as a community. I see the role of the Zoning Committee as one of advocating for all of us as individual homeowners, but also as community members living in close quarters within the unique environment of the Fire Island National Seashore. The Committee deals with the day to day routine of homeowners modifying their properties, as well as the extraordinary situations brought about by infrequent, but cataclysmic, natural and human-made disasters in our community (think, for instance, Irene, Sandy, the fire in the commercial district). Because of our honest and dependable routine interaction with the Town of Brookhaven, we've accumulated the currency and good will that were instrumental in helping to bring about satisfactory resolutions after those extraordinary events, and which continue to be critical as the next big thing, the redevelopment of much of the commercial district resulting from its purchase by Tryst, has come along. It's all arguably very technical and dry, but very, very important to all of us and my work for us in this area is personally very gratifying to me.

A few words on staff housing and the commercial district, as they've been recent important topics for many of us. I'm proud of the position of the Zoning Committee and the full Board in supporting last year's variance applications for the improvement of long-existing staff housing on Fire Island Boulevard and Atlantic Walk that were approved by the Town of Brookhaven. I'm cautiously optimistic that in the present court proceedings challenging that approval, the decision of the town will stand. I hope so, as it's the right thing to do. As to the redevelopment of the commercial district, we're all seeing that it is a long process, perhaps longer than we had hoped. Unlike residential development, there are many, many governmental departments and agencies which have a say in how commercial development proceeds. It just takes a while to get through it. The Zoning Committee, the Board and I have been and will continue to be diligent participants in our part of that process.

Finally, I expect to be involved, with others, in our response as a Board to community concerns, as expressed in the recent survey, about the proliferation of motorized vehicles in the Pines. It's another topic which is important to many of us and which comes with a wide diversity of views. More on that to come.

Going forward, there's plenty for this lawyer to do on the Board for our community if you all decide to re-elect me as a Director. I hope you will. It's my way of giving back to the community that has given me so much.

I'll speak more expansively during my allotted time at our meeting about what I've done and would like to continue to do on the Board. I must say, though, as I've said since I first began my service, and regardless of your decision with respect to me, that I continue to be nothing but impressed by the diligence, good faith, expertise and selflessness displayed by a Board consisting of volunteers who are often in the position of performing critical, yet thankless, tasks. And I'm most impressed by and grateful for the energy and talents of our newer members. They give me optimism for our future. We're all lucky to have people among us who are willing to do the work necessary to help make the Pines the forward looking, progressive and inclusive community that I think we strive to be.

Greg

Andrew Kirtzman



I am running for a second term on the FIPPOA board, and ask you to consider my candidacy.

Four years ago, I decided to run for the board as a way of giving back to the community. I've spent a lifetime on Fire Island, first as a kid growing up in Ocean Beach, then as a Pines homeowner, co-owner of the commercial district for five years, and owner of The Madison Fire Island Pines.

I could not have imagined what would happen in the years that followed. A series of catastrophic storms devastated our beach, posing an existential threat to the Pines and other east end communities. The Army Corps of Engineers wouldn't return our calls. When we finally spoke to an official there, he told us we weren't even close to qualifying for emergency federal intervention.

With the threat to the community growing, FIPPOA, its president Henry Robin, and a large group of community members embarked on an intensive pressure campaign to turn that decision around. Seaview joined the effort, and I was asked to lead the strategy with a colleague from a political consulting firm. I had spent my career as a political reporter for newspapers and television, worked in government, and run crisis communications for clients in the political and public affairs spheres. The crisis had me employing everything I'd learned in that time.

We formed relationships with elected officials from the town to the county; with state legislators and the governor; with members of Congress and U.S. Senators. We created a public relations campaign that sparked a drumbeat of media coverage.

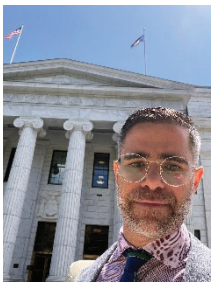
Decision-makers took notice. Governor Kathy Hochul allotted $3 million for trapbags to provide temporary protection. Senator Kirsten Gillibrand spoke out on our behalf. And Senator Chuck Schumer, the Senate majority leader at the time, exerted his formidable influence with the Corps. The growing support culminated in a major victory for the community – the Army Corps reversed its position, and commenced a $52 million government-funded beach restoration that brought a million cubic yards of sand to our beach last year.

Our efforts continued - we spent another year pressing for passage of a long-term commitment by the state and federal governments to maintain our beaches for the next quarter century. That campaign succeeded last month; the federal and state governments signed on to a long-term plan to protect Fire Island and other South Shore communities, and the governor allotted $1.7 billion for routine beach renourishment. I have never worked on a project so rewarding.

My heart is in the Pines. My husband, Kyle Froman, and I bought our house 20 years ago, and use it year-round. This community is our home. I hope to continue to support it as a member of the board, and to keep pressing our case to the leaders and institutions that have the power to determine our future.

Sincerely,
Andrew Kirtzman

Noah Mamis
Statement of Qualifications



My name is Noah Mamis, and I am asking for your support for election to the FIPPOA Board.

I have been coming to the Pines for a decade, with shares in a few different houses, before my husband Jason and I "graduated" to ownership at 309 Shady Walk. You've probably seen me around: maybe it's been me reading from the Torah in Whyte Hall on Rosh Hashanah morning; more likely it's been me flopping around on the stage at Showtunes Sundays as Anna of Cleves, or as Zazu, or Joseph, the list goes on…

For me, and I think for all of us, the Pines is a unique place of safety, community, celebration, and belonging—a place that generations before me fought for. I want to join the FIPPOA Board to help ensure the Pines remains those things for decades to come. I am eager to use my unique background to do so.

For the last three years, I have been Counsel to the Chief Judge of the State of New York, the Hon. Rowan D. Wilson. I assist Chief Judge Wilson in administering the courts while continuing to work on legislation, policy, and intergovernmental relations. This builds upon my previous experience in the State Senate's Democratic Counsel's Office, where I helped draft and pass important bills. In both jobs, I have tried to be consensus driven, finding common ground among elected officials, staff, and external stakeholders. (I also worked in the private sector for a few years, but I'll save those war stories for another time.)

I have relevant personal experience, too, as I have been President of my co-op board in the City for nearly five years. In that time, we navigated our building's post-pandemic recovery, renovated all of the building's common areas, and replaced our water tank and passenger elevator. Through sound fiscal management and careful strategy, we have never imposed an assessment on our shareholders and have kept maintenance increases below 3 percent every year. I intend to bring that careful eye to the FIPPOA Board.

My goal is to use the skills and connections I have gained working in government to the benefit of the Pines, a place whose existence depends on the good graces of Washington, Albany, and Brookhaven. I hope to build upon the relationships we built during the beach replenishment project to continue to advance our community's interests. The Board has done incredible work over the last few years, and I am truly excited to help build upon that.

I am absolutely dedicated to this community, my true home. It would be an honor and a privilege to serve on the Board on behalf of everyone in the Pines. Thank you for reading.

Virun Rampersad



Although I first heard about Fire Island in 1987, it would be another decade before my journey in the Pines began. Quarter shares led to half shares, which eventually led to purchasing a home with my husband David in 2012. Along the way, I met many remarkable people who live and work here and quickly came to realize that this was a very special place. Being part of the Pines community has enriched my life in countless ways and given me friendships and experiences I deeply value. That love for the Pines is why I am running for the FIPPOA Board. I am ready to put my experience, energy, and skills to work on behalf of this extraordinary community.

A native of Trinidad who attended high school in London, England, I am a graduate of the University of Michigan and Columbia University. Before retiring in 2021, I worked in banking, primarily at The Bank of New York, where I held senior leadership roles across finance, sales, operations, and client management. Throughout my career, I brought people together to solve problems, navigate change, and achieve meaningful results, earning a reputation as a relationship builder and trusted leader.

Today, I work part-time as an executive coach supporting leaders primarily in technology and finance. For the past eighteen months, I have served on the Board of the Fire Island Pines Historical Society, helping to preserve and share the history of the Pines. This work has included championing the production of the multi-episode documentary *Finding Fire Island: Season 2* and creating the *Pines Profiles* series, which captures the stories of the individuals and organizations that have helped shape our community. For more than a decade David and I have been active members of the host committee for the Fire Island Dance Festival (DRA), helping to make it one of the highlights of summer. These experiences have deepened my appreciation for both the unique character of the Pines and the people who make it special.

If elected, I will work collaboratively with the Board and members of the community to address the issues facing us and support thoughtful investments that enhance our long-term viability, safety, and resilience. We have created something truly special here in the Pines. My motivation for serving is simple: to help preserve, protect, and strengthen this community to ensure its viability for generations to come.

Thank you.



Henry Robin

I have had the honor of serving as your FIPPOA President for the past six years. Today, I ask for your vote—not once, but twice. First, at the top of the ballot to continue serving as your President, and again at the bottom of the ballot to be elected a Director, a position required to continue serving as President.

Over the past six years, I have focused on getting things done. Working alongside a dedicated Board, our volunteers, government partners, and many engaged residents, we have achieved meaningful, lasting improvements for Fire Island Pines.

Among the accomplishments I am most proud of are:

- Bringing Verizon Fios to the Pines, delivering the modern communications infrastructure our community desperately needed in the face of Verizon's initial flat-out refusal.
- Helping create Trailblazers Park while supporting the continued leadership and growth of CoBE, ensuring our community's history and values are celebrated and preserved.
- Transforming Fire Island Boulevard, including new contractor enclosures and a concealed contractor parking area that significantly improved the appearance of our community's main thoroughfare.
- Leading the fight to protect our beaches. Following years of advocacy and countless hours working with local, state, and federal officials, we secured the Army Corps of Engineers' full beach restoration and, more importantly, the agreements that will provide routine beach renourishment for the next 30 years. Together with Seaview, FIPPOA became the leading voice in achieving what many believed would never happen.
- Strengthening community life through initiatives including the Brockman Grants, record-setting community use of Whyte Hall, support for solar energy, and numerous other improvements that enhance the quality of life in the Pines.

These achievements demonstrate what strong leadership, persistence, and effective advocacy can accomplish. But our work is far from finished.

Over the next two years, I will focus on several critical priorities:

- Rebuilding Fire Island Boulevard by advocating for a redesigned roadway that better manages flooding, eliminates persistent potholes, and reduces dust during dry conditions.
- Improving safety and mobility by working with residents, government agencies, and other stakeholders to address the rapid growth of motorized vehicles, promoting sensible solutions that meet accessibility needs while protecting pedestrians and preserving the unique character of the Pines.
- Enhancing our shared public spaces by encouraging and supporting neighborhood beautification efforts that improve the appearance of the common areas throughout our community.
- Planning for the next generation by advancing long-term infrastructure solutions, including protection of the PSEG power station through bayside erosion control and developing sustainable approaches to wastewater management and aging septic systems.

The progress we've made proves that thoughtful leadership and determined advocacy produce real results. I would be honored to continue that work on your behalf.

I respectfully ask for your vote twice—once for President and once for Director—so that together we can continue building a stronger, more resilient, and more beautiful Fire Island Pines.

Eric Sawyer for FIPPOA Treasurer

My name is Eric Sawyer, and I respectfully ask for your support to continue serving on the FIPPOA Executive Committee as Treasurer. I have served on the FIPPOA Board for more than 20 years, and I have loved the Fire Island Pines community since my first visit over 50 years ago. Throughout my service, I have worked to bring thoughtful leadership, fiscal responsibility, and a collaborative spirit to every issue before the Board.

My connection to the Pines began in 1975, when a straight college wrestling teammate brought me here because he believed this special place could help me on my coming-out journey. That first visit changed my life. The Pines became not only my home away from home, but the place where I found lifelong friends and a true sense of community. I want future generations to experience that same welcoming spirit.

FINANCIAL AND PROFESSIONAL EXPERIENCE

I hold a bachelor's degree in Psychology and a master's degree in Public Administration, specializing in organizational development and human resources management. Before becoming a full-time HIV/AIDS advocate, I spent 15 years with American Standard, Citibank, Towers Perrin (now WTW), and the City of Boulder, Colorado, where I designed and administered compensation, benefits, and human resources systems and participated in labor negotiations with municipal, police, and fire unions.

Throughout my career, I have managed substantial budgets, overseen complex nonprofit and public-sector programs, and worked with organizations that demanded strong financial oversight, transparency, and accountability. Those are the same principles I bring to serving as FIPPOA Treasurer.

I am retired, allowing me to devote significant time to the Pines throughout the year. Over the past five decades, I have owned and renovated three homes here, lived full-time in the community for more than four years, and operated a home repair business that gave me a practical understanding of our homes, contractors, and infrastructure.

PUBLIC SERVICE

As a long-term HIV survivor, I am a founding member of ACT UP, a co-founder of Housing Works and Health GAP, served with UNAIDS at United Nations Headquarters, and serve as a founding director of the NYC AIDS Memorial, where I helped raise more than $6 million to build the memorial.

SERVICE TO THE PINES

Early in my tenure on the Board, I chaired the Boardwalk Committee. Following the tragic drowning of a close friend in 2004, I worked with the Fire Department and the Pines Care Center to install life-saving rescue ropes and buoys at every beach access.

Today, as Chair of the Whyte Hall Operations Committee, I am helping oversee approximately $500,000 in repairs and capital improvements this year. My goal has always been to ensure that our community's resources are managed wisely while preserving the facilities and services that make the Pines such an extraordinary place.

It has been one of the greatest honors of my life to serve this community. I would be grateful for your vote and the opportunity to continue serving as your FIPPOA Treasurer. Thank you for your support. Eric Sawyer

Jeffrey Sposaro

If you've made it this far in the mailing and are still awake, thank youI

I've never been particularly comfortable talking about myself, but apparently that's a requirement to run for the FIPPOA Board of Directors... so here goes.

I first arrived on Fire Island when I was 18. Twenty-six years later, I am proud to call Fire Island Pines my forever home. It's where my husband and I were married. It's where I've celebrated life's greatest joys, weathered unbelievable challenges, and found a community unlike any other.

I can't offer you a traditional biography because my life has been anything but traditional.

I'm a college dropout turned serial entrepreneur and event producer of nearly 30 years. I currently serve as the Board Secretary for the Saint Foundation and spend my days fundraising for artists and creative projects, utilizing my resourcefulness to solve whatever problem happens to land on my desk, and washing what feels like a never-ending pile of towels here at the beach.

My education didn't come from an Ivy League classroom. It came from building businesses, negotiating contracts, managing budgets, producing events, solving problems, and making difficult decisions when there wasn't an obvious answer. Those experiences have taught me to ask questions, listen carefully, think creatively, and respect every dollar entrusted to me.

I'm running for the FIPPOA Board because I believe good governance begins with transparency.

Transparency isn't about criticizing the current Board, and it isn't about creating conflict. It's about building trust. Property owners deserve to understand how decisions are made, how priorities are set, and how our collective resources are managed. Even when people disagree with a decision, they should never feel left wondering how that decision came to be.

I believe our Board minutes can do a better job of explaining not just what decisions were made, but the reasoning behind them. As a FIPPOA Board member, I would advocate for more meaningful minutes and a mid-summer community meeting to address the community's needs in real time.

Fire Island Pines has given me far more than I could ever repay. Serving on the FIPPOA Board is simply my opportunity to give something back to a community that has given me so much.

Whether you've been here for decades or just recently discovered this remarkable place, we all share the same goal: preserving the spirit of the Pines while ensuring it remains vibrant for generations to come.

I would be honored to earn your trust, your support, and your vote.

Thank you.



Bob Tortora here, asking for your support to rejoin FIPPOA's board.

I love the Pines: I've rarely missed a weekend in 38 years; bought my first home in 1998; resided here 9 months a year since 2010 . . . owned more than 15 properties and currently own 7, including the commercial building that houses Sip N Twirl and our beloved Pines Pizza.

My partner, CoBE founder Angelo DeSanto, and I live at 4 Ocean -- what some call The Dune House.

I was on FIPPOA's board from 2014-2019 and currently serve as Vice President of the Fire Island Pines Chamber of Commerce.

In college and law school, I ran my own pool-cleaning business. Over time, I grew it into a real estate development and design company working in Manhattan, the Pines, and the Hamptons. I've been hands-on with more than 100 major restorations or new builds, mostly with my own equity. From purchase and design to permitting, construction, interior decor, landscaping, and marketing for sale, I became my own one-stop-shop.

During an obsessive love affair with Sag Harbor, I served on the Sag Harbor Architectural Review and Historic Preservation Board and helped turn Sag Harbor's historic district into a residential neighborhood that has some of the highest per-square-foot values in the country, largely because the village recognized early that protecting its history would pay off long-term. I personally restored 24 houses in the SH Historic Village.

If elected, I will give special attention to:

Design Task Force / Protecting Our FIP Vibes: The Pines is a magical place of expression -- car-free, full of beautiful mid-century beach cottage architecture with a reputation that reaches around the world. I want to ensure that focus on beautiful design remains. I'd like to harness community talent to form a Design Task Force that would offer sensible guidelines around noise, lighting, and landscaping. And our walkways, especially the Boulevard, should feel like a beautiful path, not a litter-strewn parking lot for hundreds of vehicles.

A *real plan* for the golf carts: Carts are everywhere now; by my count, over 140, and safety on the boardwalks is a real concern. We need a plan that covers where they're stored, where they can travel, who owns them, and whether they're insured, before more accidents occur.

Environmental Protection: We must protect our water table and drinking water. More development means more wastewater, and we need a real plan to manage it. A polluted Pines is simply not an option.

I would be honored to have your vote. Thank you for your time.

Bob Tortora

HomeByBobTortora.com