

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

January 27, 2019

**Directors Present:** Tami Hausman, Chris Lovito, Jay Pagano, Tad Paul, Russell Saray, Eric Sawyer, Ed Schulhafer, Jeff Staad, Bob Tortora

**By Phone:** Allan Baum, Gary Clinton, Henry Robin

**Absent:** Greg Henniger, Garry Korr, Jim Vandernoeth

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

Meeting called to order by President Jay Pagano at 10:35 am in the Neighborhood Preservation Center, 232 East 11<sup>th</sup> St, New York, NY.

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

**President's Report**

**FIMI**

- The Army Corps is committed to let the sand placement contract in April 2019.
  - Once the contract is let, the contractor prepares a work plan which will take approximately one month.
    - The contractor will have the option to proceed in whichever direction they choose.
    - The contractor can start and stop in any community during the project.
    - Three dredges and submersible pipes will be used for sand placement.
      - Subject to availability of the dredges, sand placement will begin anytime from June 1 to September 1.
      - All five communities should be complete in about five months.
- Newsletter Vol 13 No 2 contained a [FIMI project update](#) from Sue McCormick of the New York State DEC.

**Organizational Review**

- Jeff Moore, the consultant contracted to review FIPPOA's structure, has submitted his final report.
  - Moore met with employees, directors and the executive committee.
  - The report will be circulated and discussed at the March board meeting.
  - The primary thrust of the report is that FIPPOA relies too much on volunteers and knowledge does not get passed along.
    - Moore therefore recommends FIPPOA hire a [Community Manager](#).
      - Saltaire, Ocean Beach, Point O'Woods, and Seaview have Community Managers with different levels of expertise.

- It would be useful if FIPPOA could have someone deputized by Brookhaven to write tickets.
- The Community Manger will be in charge of all employees and professionalize the organization.
- For many years there was an ad hoc community manager, Ron McKenna.
  - McKenna was never replaced after he passed away.
- Moore did not look at incorporating the Pines.
  - [Incorporation was reviewed](#) and [presented to the community](#) in the early 2000s.
  - An incorporated community would give greater local control and would have income from tax revenue.
  - Incorporation is not feasible due to a NYS requirement for a minimum of 500 local voters.

### Miscellaneous

- The pier that washed up in the Pines has moved and is now between the Pines and Cherry Grove.
  - This creates a hazard to driving on the beach when the boats not running.
- Robert Weber has been hired to perform the duties of the Maintenance Manager.
- The FIPPOA accounting system was migrated from Peachtree Accounting to QuickBooks.

### Treasurer's Report

Treasurer Henry Robin reported on the [2019 budgets](#) that were distributed to the board earlier in the month.

Paul Motioned to approve the 2019 budget, Stadt seconded and the motion carried.

### Membership

Membership Committee Co-Chairs Russell Saray and Tami Hausman reported:

- The 2019 Membership Campaign is underway and there are already 283 Members.
- In addition to all her work on the Survey, Brianne Vought got the new database software, NeonCRM, up and running.
  - NeonCRM was recommended by the consultant Jeff Moore.
  - Members can now access and update their own information.
- The Membership Committee consists of 13 people.
  - These fresh faces have brought some new ideas to get FIPPOA's message out to the community and increase membership numbers.
  - The committee will work on a better relationship with Real Estate brokers to help in tracking changes in ownerships.
    - An increasing number of Pines homes are purchased in the names of LLCs making it difficult to track individual owners.
      - This is a trend in all of the Fire Island communities.

### **Electronic Bulletin Board**

- There was a discussion about erecting a TV screen as a bulletin board in the eastern kiosk in the harbor
  - The bulletin board could intersperse advertisements with Pines history.
  - Although it could be a revenue generator, management of the content could turn into a big job.
  - The existing electronic emailed bulletin board was heavily favored in the quadrennial survey.
  - Chris Lovito is to flesh out the idea and report back to the Board at a later date.

Meeting Adjourned at 12:18 pm.

Submitted by

Ken Pollard

Director of Finance and Administration