

FIRE ISLAND PINES PROPERTY OWNERS ASSOCIATION, INC.

AND THE PINES FOUNDATION, INC.

Minutes of meetings Sunday, January 7, 2024

Directors participating via Zoom: Allan Baum; Alan Brodherson; Gary Clinton; Greg Henniger; Bill Hildebrandt; Andrew Kirtzman; Charles Montorio-Archer; Anthony Pietrangolare; Nate Pinsley; Leland Rechis; Henry Robin; Russell Saray; Eric Sawyer; and Ed Schulhafer.

Directors participating telephonically: N/A.

Directors absent: Chris Mai.

Also participating: Karen McCutcheon (Community Manager).

Henry Robin called the meeting to order at 10:03 AM.

Greg Henniger moved to approve the minutes of the November 12, 2023, meetings of the Boards of Directors. Motion was seconded by Alan Brodherson and was unanimously approved, except by Nate Pinsley and Anthony Pietrangolare, who had not yet joined the meeting at the time of the vote.

FIPPOA Discussion:

- Snow Removal
 - Our real estate tax bills include a line item charge for snow removal; however, Brookhaven has not historically provided snow-removal service within the Pines.
 - The Fire District had contracted with a vendor for the removal of snow and paid for the snow removal from the Fire District's budget. Property owners, who fund the Fire District through their real estate taxes, were paying twice for snow removal.
 - The Fire District previously informed us that they would no longer take responsibility for snow removal. In 2023, FIPPOA hired a contractor to undertake snow removal.
 - Over the prior few months, Karen McCutcheon undertook negotiations with both Brookhaven and the Fire District to put agreements into place whereby: (a) Brookhaven will pay the Fire District for snow removal; (b) the Fire District will contract with FIPPOA to provide snow removal; and (c) FIPPOA will indemnify the Fire District for any claims made against the Fire District in connection with snow removal.
 - The funds paid by Brookhaven to the Fire District will then be paid to FIPPOA.
- Mobility Cart/Snow Equipment Storage Shed
 - We have been storing both the mobility carts and snow removal equipment under Whyte Hall.

- Exposure to the elements increases the annual costs to maintain this equipment.
- The Board previously approved the expenditure of up to \$30,000 to construct a shed close to the police station to store this equipment. We could not proceed with the construction as the Town was requiring the issuance of a building permit.
- We have received the necessary permit but the estimated price for the shed is now \$51,000.
- Ed Schulhafer moved to approve the expenditure of up to an additional \$21,000 to fund the construction. The motion was seconded by Russell Saray.
- After further discussion, the motion was unanimously approved.

Foundation Discussion:

- 2023 Fundraising Appeals
 - Russell Saray made a presentation with respect to recent fund-raising efforts.
 - In response to questions put to members, we decided to pursue multiple appeals this year, each for a specific purpose, rather than one general appeal.
 - Our approach was successful as it increased total donations to approximately \$240,000, an increase of about \$85,000 from last year.
 - We will continue to work at refining our approach.

Joint FIPPOA/Pines Foundation Topics:

- Beach Update
 - Henry Robin and Andrew Kirtzman provided an update as to recent developments in our efforts to obtain emergency repairs to the beach.
 - Our outreach to various political actors and media outlets has been fruitful but it is still premature to say that we will have sand placed on the beach any time soon.
 - Our outreach to Governor Hochul and the New York State DEC have been particularly helpful; the DEC wrote a detailed letter to the Army Corp of Engineers (the “ACE”) in which the DEC questioned the ACE’s data and conclusions, and also questioned the engineering of the post-Sandy replenishment project.
 - ACE officials in Washington, DC have instructed the local ACE representatives to once again re-review the data to determine if we are eligible for emergency repairs.
 - ACE in Washington, DC also asked officials in two other regional offices to review the data and to indicate whether there is a basis to proceed with emergency repairs.
 - Even if emergency repairs were to be approved, it could take a significant amount of time before work occurred. Henry reminded the Board that the emergency repairs presently being undertaken on the west end of Fire Island are to repair damage from a storm that occurred four years ago.
 - We were also informed by the ACE that local communities could undertake their own interim repair projects independent of the ACE.
 - We immediately began discussions with Brookhaven about moving forward with a project.
 - Brookhaven was receptive and began negotiations with the contractor currently undertaking the emergency repairs on the west end of Fire Island.

- We subsequently learned that there is a permitting issue that may result in any such project being of limited efficacy.
 - Regardless , we are continuing to work with governmental officials at all levels in order to push for the ACE to undertake emergency repairs, and/or to allow us to do our own interim repair project.
- Ongoing projects within the community
 - The Town is continuing its repairs/upgrades to Fire Island Boulevard.
 - PSE&G had placed sandbags in and around the sub-station on the east end of the Pines. It appears that these sandbags may have saved the sub-station from being damaged by the most recent storm.
 - PSE&G has informed us that it plans to place more sandbags around the sub-station.
 - The painting of house numbers at each home is almost complete.
 - Shore Walk homes, many of which have a letter (“A” or “B”) in the address have not yet been completed. Those homes will be completed once the Town provides the contractor with the necessary stencils for the lettering.
- Miscellaneous
 - Karen McCutcheon and the Harbor staff, through better enforcement, have been able to increase the revenue received from contractors who dock boats in the harbor during the winter.
 - As a result of recent storms, we have identified a number of leaks at Whyte Halls. Repairs have been undertaken and we are continuing to monitor for any additional leaks.

Meetings adjourned at 11:59 AM.