

FIPPOA BOARD OF DIRECTORS MEETING MINUTES

Sunday, February 13, 2022

10:30 am

By Zoom Call

Directors Present: Allan Baum, Alan Brodherson, Gary Clinton, Greg Henniger, Chris Mai, Jay Pagano, Nathan Pinsley, Leland Rechis, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Matt Tague

Directors Absent: Charles Montorio-Archer, Jim Vandernoth

Also Present: Karen McCutcheon (Community Manager)

The meeting was called to order at 10:33 am

1. Motion was made and seconded to approve the minutes of the January 9, 2022. Motion was unanimously approved.

FIPPOA

Membership Committee

- Matt Tague and Chris Mai reported that current membership stands at 64% of last year's total, on track for the year.
- The Committee has set a series of trigger dates (30, 60, 90, 120, 150, 180) for outreach to homeowners who have not yet joined.
- Wagon Rack stickers are in progress, with distribution dates starting in March or April; new aisle numbers were installed last fall; 35 defunct locks and chains were removed last fall, with more being removed this spring. Karen is looking into the lighting situation in the rack.
- New branding is underway across all areas where FIPPOA has ownership.
- Discussion among Directors focused on the means of reaching new homeowners via the real estate offices, tax rolls, word of mouth. Karen McCutcheon reported that the owners list was updated last year.

- Alan Brodherson noted the By-Laws rules governing voting as they pertain to the owners of multiple properties, specifically that no member is allowed more one vote no matter how many properties they own, and that couples owning more than one property are each allowed one vote, providing they have paid the proper two-person FIPPOA dues.

FIPPOA/Chamber of Commerce Boulevard Task Force

- Allan Baum reported that about a half dozen of the nineteen Boulevard leases remain outstanding, most of which are expected to be received shortly.
- The next phases of Boulevard improvements involve designation of parking sites, followed by implementation of the new rules authored by the joint FIPPOA/Chamber Task Force, followed by determining the site of new enclosures and ultimately their construction.
- Henry Robin stated that FIPPOA has received Brendan Egan's signed settlement agreement along with his lease and payment in full for the 2022 calendar year, payment for amounts owed in arrears, and a commitment to remove his abandoned vehicle by April 1.

Harbor/Marina

- Henry reported that we are implementing a Harbor slip rental increase of approximately 10% for each of the four categories of rentals (homeowners commercial/recreational and non-homeowners commercial/recreational). This is the first price increase in five years.
- The harbor is currently fully booked, and there is a waitlist for future openings.
- Joe Micheels and Karen McCutcheon have been working on replacing boards, updating electricity and lighting, installing new safety ladders with solar-powered lighting, security cameras, and additional and replacement deicers.

Garbage

- Henry reported that Town of Brookhaven Waste Manager, Chris Andrade, has left that job and has been succeeded by Christine Fetten, with Chris Andrade serving as an adviser.
Henry noted that he and Karen had good working relationships with Mr. Andrade and an agreement that Brookhaven would be amending the Brownie contract to provide an additional \$10,000 in landing fees and 20 free

dumpsters for FIPPOA's community use. Implementation of that agreement is now uncertain.

- Karen and Henry recently had a call with Ms. Fetten to discuss the situation with Brownie, making sure she was aware of the requested contract changes described above, and Brownie's current \$23,000 debt to FIPPOA for use of the freight dock for Brownie's private hauling services and the marina for parking its boat.
- Brownie should not be allowed to compact trash/bulk items on the Boulevard, as they sometimes did last year. One alternative discussed with Ms. Fetten was the possibility of using the Brookhaven Highway Department yard at Beach Hill and the Boulevard for bulk. It was pointed out that this approach would have numerous negative impacts.
- Henry noted that contract discussions with Coastline Freight are upcoming.

FOUNDATION

Trailblazers Task Force

- Gary Clinton reported that the Foundation has engaged Gonsowski Law, a New York law firm which specializes in art and museum law, to draft contracts with the sixteen artists we are inviting to create flags honoring the Trailblazers and with TM Davy. The firm is doing so with guidance from Doug Harris, Matt Tague, and Pines homeowner Don Millinger, who has offered his expertise in art law to assist in this phase of the project. Henry thanked Don for the many hours he has given to the project, noting that Don has spent forty years as an attorney specializing in arts law.
- Karen stated that Jennifer Leeds, a professional expeditor, has very generously offered her services to the Foundation, and is moving the various permits through the Town of Brookhaven, providing considerable assistance to this project.
- Karen also noted the continuing guidance and design work from Pines homeowner Scott Bromley, whose expertise has been of tremendous help in the design of the Trailblazers project.
- Board members expressed great appreciation to Ms. Leeds and Mr. Bromley for their generous assistance.
- We are currently waiting for survey results, as well as bids from contractors. Karen noted that the Teague company will be providing plumbing services.
- Gary stated that given the timing of construction and installation, the project is likely to be dedicated in late June or perhaps even later in the summer.

The Pines Party

- Allan Baum reported on progress on determining music line-up and rental of sites for some of the weekend events and for staff housing. A site for the VIP party is yet to be determined.
- Sponsor outreach is underway, with substantial interest reported.
- The new Pines Party website is up and running, providing a more contemporary look and more responsive operation.
- The Pines Party theme has yet to be finalized.

The AIDS Memorial Task Force

- Jay Pagano recapped the issues the Task Force has faced thus far in determining the memorial's location. Enabling legislation at the federal level has been slow and complicated.
- However, FINS Director Alexey Romero has been engaged in an administrative National Park Service approach to the Carrington Tract, which would develop the Carrington guest house (the former Coast Guard station to the east of the main house) as a museum devoted to LGBT history in the Pines and Grove; place the Fire Island AIDS Memorial within the Carrington Tract; and consider the possibility of a boardwalk providing access to the sites from both the Grove and the Pines.
- In order to include the Memorial in this administrative plan, Director Romero has asked for the Memorial's concept design, and the Task Force is moving ahead to provide it.
- This administrative approach with the National Parks Service needs approval at the regional and the national level. The Task Force is looking into hiring a consultant to guide it in this administrative process.
- Jay noted that of the 26 Story Corps interviews conducted, three have been condensed into "stories," three more are in process, and the rest will follow.

JOINT TOPICS

2022 Operating Budget

- Eric Sawyer reported that not all the necessary data is in. Patrick Forrett and Eric are compiling the missing data, and plan to have a preliminary budget report to the Audit and Finance Committee soon. After that committee's

guidance has been incorporated, the preliminary budget will be revised and presented to the Board well in advance of its March meeting.

Branding and Website Design

- Chris Mai reported on the February 4 rollout of the new website and the new FIPPOA and Foundation brands. He noted that 70% of the newsletter announcements were opened, with 847 Launch Day viewers, 874 unique visitors, 1.1k visits, and 3.3k page views. He also noted that the most often viewed pages were Home (34%), About (10%), Get Involved (8%), with the others at between 5% and 6% each.
- Chris noted that he is still seeking diverse photos of people in the Pines.
- The rollout of the new logos on various Pines touchpoints will be taking place in the month ahead, seeking to make FIPPOA's name and impact increasingly visible.
- Square Space is exploring how to add a Pines map to the website

Long-Term Community Planning

- Henry stated that in analyzing the results of the recent community survey, he noted two dominant themes: environment and infrastructure. Looking further, the environmental theme can be subdivided into two areas: community stewardship and environmental impacts.
- Within stewardship, Henry places issues like solar power and recycling. Within environmental impacts, he places issues like flooding, erosion, rising water table, and other impacts of global warming.
- The basis of the initial discussion on infrastructure will be to determine what is within and what is not within the scope of FIPPOA's capacity and influence.
- Henry is refining these themes as he looks to forming three task forces, which he will bring to the board in March and then to the Pines community soon after.

Other Topics

- Henry reported that FIOS is expected to be installed across the community by the start of the season. He does not have an update of TPP's plans for the year. FIPPOA will be checking to make sure that FIOS service is available at the harbor.

- Gary reported that Bob McGarity and he have written a “gentle reminder” to homeowners concerning the increasingly unwieldy size of wagons at the rack, which will soon go out with a President’s Newsletter.
- Henry and Russell reported that letters to oceanfront homeowners regarding the obligation to restore dune structure and fencing following construction of private walkovers will be sent soon.

The meeting was adjourned at 12:05 pm.