

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
January 29, 2017

**Directors Present:** Allan Baum, Alan Brodherson, Hal Hayes, Greg Henniger, Chris Lovito, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Ed Schulhafer, Jim Vandernoth

**By Phone:** Gary Clinton, Mike Hartstein, Eric Sawyer

**Absent:** Garry Korr, Bob Tortora

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

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

Tad Paul motioned to approve the December board meeting minutes. Jim Vandernoth seconded and the motion carried.

**President's Report**

**Harbor**

- The harbor project is underway and Ron Magg is the Brookhaven representative supervising the project.
  - The bulkhead on either side of the ferry dock has been removed.
  - Helical anchors have been installed and the harbor plaza has been removed.
  - The wagon rack only needs to be dismantled on the east end when the freight dock is rebuilt.
  - By the end of the year, FIPPOA will consider raising the rate for freight dock usage.

**Beach**

- In some areas, the trap bags have been scattered about and four of the access stairways have been washed away.
  - The repair of the trap bags will require another permit.
    - FIPPOA will be working through the Fire Island Association (FIA) with other communities that need to repair trap bags.
  - Despite the storm, the beach is very wide at this time which is not unusual after a nor'easter.

**FIB Project**

- The Town is scheduling a review of FIB and may allow larger sizes for the contractor enclosures than the current 144 square feet limit.
  - Walter Boss has started the framing for his enclosure's structure.
  - Bill Santangelo has moved the south side of his enclosure because it was encroaching on the adjoining property.
  - Bill Katen has removed some portable sheds and has cleaned up the space behind his enclosure
    - Katen has enough space to park two carts in his enclosure.

- Rich Coyne has been engaged to build the Phase II enclosures west of the Post Office and work is underway.
  - These enclosures are to be rented by PJ MacAteer, Doug Teague, Jamie Blumenthal, Brendan Egan and Mike Jaggi.
  - Utility lines (sewer, electric and water) had to be worked around.
  - The Plans for FIB Project Phase II ensure that we are not encroaching on any other property.
- Further west of Widgeon FIPPOA is doing a cleanup.
  - The Pines lies within a national park and the greenway along the boulevard should reflect that.
  - Three dumpster loads of debris have been removed from the boulevard.
  - The removal of seemingly abandoned vehicles that have not moved for years along the boulevard is not an easy task.
    - Some of the vehicles do not have valid registrations.
    - While four vehicles have been removed, the remaining vehicles are going to be more difficult.
  - The Pines Party lumber has been covered by tarps.
  - The fence around the Highway Department yard at Beach Hill needs to be replaced.
    - The materials would cost in excess of \$20,000 and the Town does not have the budget to replace the fence.
- The sand pile from dredging is about half gone and dredging will be done in the spring adding more sand available for sale.
  - FIPPOA is giving up significant income by leaving the sand unsecured and therefore leaving it vulnerable to pilferage.
  - A fence around the sand would cost about \$30,000 so FIPPOA is investigating a lower cost version of posts and chains. Damian Todaro will prepare a report.

### Contracts

- Alan Brodherson is working on a new LPG contract as the old one has expired.
  - One sticking point is pollution insurance, which is the type of insurance that would cover LPG tanks.
    - Roger Kluge is researching insurance, since existing policies exclude damage from a leaking tank or a fire attributable to the tanks.

### Real Estate

- Suffolk County is pursuing the enforcement on Fire Island of the existing hotel/motel tax of 3% on short term rentals.
  - This tax applies to rentals that are less than 30 consecutive days.
  - The County wants the tax applied to quarter and half shares that the owner of the property is responsible for.
  - Real estate brokers have asked that FIPPOA communicate the new tax policy to homeowners and the subject will be addressed in the next newsletter.
- Kenny Lesser said there have been 12 recent sales in the Pines.
  - Lesser also said that rentals are way ahead of the same time last year.

### Treasurer's Report

Henry Robin, Treasurer, reported:

- The 2017 global budget that was circulated to the board via email currently reflects a \$35,000 surplus.

- As per FIPPOA operating procedures the budget will be reviewed and adjusted as required in the Spring as the 2017 season comes into better focus.
- The budget has \$162,000 in harbor rental income (slips and transients).
- The budget has \$175,000 in contractual harbor income (Ferry, Coastline, Tony's Barge).
  - The garbage contract between Tony's Barge and the Town was renewed and our income for use of the freight dock will increase from \$90,000 to \$100,000.
- The budget has \$25,887 in harbor miscellaneous income (LPG Platform, Roll offs, Freight Dock usage and the sale of sand).
- The 2017 FIPPOA budget reflects \$20,000 in income from the endowment.
- On the expense side, personnel costs are the largest expense.
- Insurance is the second largest expense and has been increasing annually.
  - FIPPOA used to be insured like other homeowner associations but the insurance carriers now realize we operate a marina and a theater.
    - Therefore, our business operations are considered riskier.
    - There has been a slip in fall claim in the harbor which resulted in both of our insurance carriers initially saying they did not cover the accident.
  - A task force will be named in the spring to review all insurance and make recommendations.
- Gary Clinton has forecast the membership income to be \$96,750.
  - Clinton has also budgeted for a Membership Party for all new owners since 2011.
- Other than \$5,000 for operations, FIB rental income will be used to repay the \$100,000 loaned from FIPPOA reserve funds to build the contractor areas east of the post office.
- FIPPOA's membership donation to the Fire Island Association (FIA) will increase \$100 per year until it reaches \$3,000.
  - For 2017 the FIA donation is budgeted at \$2,700.
- The budget reflects the beginning of a FIPPOA operating reserve with 2017 kicking in the first \$10,000.
  - The harbor does not have an operating reserve, but it would be prudent to start one.
- The Post Office is subsidized by FIPPOA at about \$6,000 per year.
- Until 2 years ago, it was necessary for FIPPOA to transfer \$50,000 from to the Foundation annually.
  - The Foundation is in good financial shape and this transfer is no longer required.

Paul motioned to approve the 2017 Budget. Baum seconded and the motion carried.

Meeting Adjourned at 12:19 pm.

Respectfully Submitted,  
 Ken Pollard  
 Director of Finance & Administration