



## **BOARD OF DIRECTORS' MEETING MINUTES**

April 18, 2020

**Directors Present By Zoom:** Allan Baum, Gary Clinton, Greg Henniger, Tami Housman, Chris Lovito, Chris Mai, Jay Pagano, Tad Paul, Henry Robin, Russell Saray, Eric Sawyer, Ed Schulhafer, Jeff Staadt, Matt Tague, Jim Vandernoeth

**Absent:** None

**Also Present by Zoom:** Karen McCutcheon (Community Manager), and Ken Pollard (Finance Manager)

Meeting called to order by President Jay Pagano at 10:34 am on Zoom.

Allan Baum Motioned to approve the March meeting minutes. Jim Vandernoeth seconded, and the motion carried.

### **President's Report (Jay Pagano)**

- The [President's Newsletter](#) of April 16<sup>th</sup> sums up what is going on in the community.

### **Sayville Ferry**

- Sayville Ferry has advised that they are continuing the early spring ferry schedule until further notice.
- SFS has announced new procedure for delivered parcels.
  - On Tuesday, Thursday and Friday there will be a boat leaving Sayville with packages only.
  - There are signs up in the harbor mandating adherence to social distancing and masks.
  - Tape has been put down for social distancing when picking up packages on the ferry dock.

## Events

- Due to the Coronavirus there are no activities taking place at Whyte Hall in May.
  - The Spring Membership Meeting is scheduled for Saturday, May 16<sup>th</sup>.
  - If the meeting cannot be done in June, will look into conducting the meeting via Zoom.
- A decision has not been made on the Invasion as it originates in the Grove and needs their input.
  - Pagano will reach out to Panzi this week and report back to the board.
- DRA is meeting this coming week to decide what to do about the Dance Festival.

Tad Paul motioned to postpone the Spring meeting until further notice. Tague seconded, and the motion carried.

## Real Estate

- According to at least three realtors some contracts for rentals in May have been negotiated for replacement dates and some have been offered time in 2021 where necessary.
- FIPPOA has been advised by our lawyer that FIPPOA cannot interfere with agreements between tenants and landlords.
- Suffolk County Health Department has notified the coops that as a commercial building consisting of second homes and are considered non-essential
  - The Coops are not able to open until the New York “on Pause” order is lifted.
    - It will then take them two weeks to open, so June is the earliest opening for them.
  - The Pines Fire department has estimated that 125 houses were reopened as of Early April.

## Mobility Cart

- The Mobility Access Carts are now in operation with revised guidelines.
  - The MAC will only carry one person or a couple, but not multiple households.
  - The MAC drivers have been briefed on procedures issued by the CDC and have signed a statement that they have received the information.
  - There is signage on the carts for users to follow.

## Post Office

- The Pines Post Office is scheduled to open May 2.
  - Social Distancing and other precautions will be implemented.
  - Kent Dillon is uncertain when he will be returning to the Pines.
    - Gene Cook has volunteered to manage the Post Office and will be assisted by Randy Lauwassar.

- Chris Lovito is donating a disinfecting product that kills the virus to be used at all FIPPOA facilities.
  - FIPPOA will need to purchase applicators.

### **Treasurer's Report (Henry Robin)**

Though it is too early in the course of the pandemic to predict what – if any – financial impact it will have on FIPPOA and the Pines Foundation's 2020 operating budgets, both Ken and I felt strong financial stewardship required us to begin to consider various potential options. Neither the community nor the world for that matter have experienced anything like this before, so scenario planning can be very subjective. Working under the assumption that there may be less usage of the Pines this season (for example Whyte Hall where large gathering may be prohibited or restricted), and assuming some commercial and leisure members of the community may experience financial strains as a result of the economic recession, I have developed two scenarios and modified the budgets for the assumed impact by both scenarios. The first scenario assumed reduced usage and ability to pay, and the second scenario assumes a more draconian near shut down for the season, again with Whyte Hall being closed and significant drop off in harbor usage as examples.

Henry then went into some detail on the budget impacts for both scenarios.

The bottom line in both scenarios results in a global (FIPPOA + Pines Foundation) net loss for the year in the range of magnitude of -\$100,000 to -\$200,000.

While we are far from suggesting this outcome will incur, and in fact there is at this time as much likelihood that we will end the year with a breakeven budget, there are a number of factors which will mitigate an annual operating loss, should it occur. Those include:

- Eliminating or drastically reducing all discretionary spending
- Cease from existing operating and capital reserve fund for 2020 only – this alone would save \$70,000 in cash flow ordinarily earmarked for the reserve funds
- Dip into our existing reserve funds including \$30,000 in each of the FIPPOA and Pines Foundation Operating Reserve; The Whyte Hall Capital Reserve already has \$300,000 funded, thus enabling us to cease the usual \$50,000 reserve funding for this year as per the above bullet point and still leaving more than adequate reserves for any capital improvements or repairs made this year. And the Pines Party Reserve funded from party surplus over the past several years has a balance of \$200,000.
- Both FIPPOA and TPF have filed applications with CHASE to participate in The Small Business Association's Payroll Protection Program.
  - The program provides – low interest loans that can be forgiven if employees remain employed
    - If approved, TPF is eligible for \$11,472 and FIPPOA is eligible for \$22,345.
    - The funds can only be spent on eligible expenses that include payroll, utilities and rent or mortgage.

- For the past five years we have operated at a surplus and those funds are available. Due to prudent financial stewardship for the past several years combined with the advent of reserve funding, we are in a very strong financial position to weather the COVID=19 Pandemic's economic fallout, whatever that may ultimately be.

#### **Official Communications (Tad Paul)**

- Governor Cuomo is issuing executive orders that filter down through Suffolk County.
  - Suffolk County has daily call of government officials, the Fire Island communities and representatives of the emergency responders.
  - This conference helps to parse out any issues and send up questions back to the governor's office.
- FIA has a weekly conference call with the communities to address how the orders apply.
- COVID-19 statistics continue to increase in Suffolk County.
- Suffolk County Health Department acknowledges that plumbers and electricians are considered essential workers.

#### **Harbor (Jim Vandernoeth)**

- Although the Brookhaven position is that all marinas are closed at this time, the Pines Marina is considered a private harbor.
- No transients will be allowed in the harbor until further notice.
  - We will need approval from the Town of Brookhaven to allow transients.
- Seasonal recreational boats are considered second homes, these boaters stay for weeks and are therefore allowed under town regulations.
- There has been one request for a refund and one boater who is not returning.
- If there is no Invasion this year it will mean a significant loss in transient income.

#### **Membership (Chris Mai & Matt Tague)**

- An official [Membership Report](#) was submitted and discussed.

#### **Pines Party (Allan Baum)**

- We have stopped spending money at this time, but there was some that was already spent.
- The committee will make a decision by the end of April, but the Party seems unlikely at this time.
  - The committee would like to salvage something to maintain brand awareness.
- The online auction, which has netted upwards of \$20,000, could proceed

#### **Community Manager (Karen McCutcheon)**

- Dune fencing is on order and is being paid for by the tax district
  - Bob Palermo will be doing the install.

- For a while the fencing will be stored in front of Whyte Hall.
- Beach garbage bins will be made by Todd Dobert.
  - A prototype will be made for approval.
  - Tony's Barge will pick up the trash from the beach bins as part of the regular garbage contract.
- Kim McClure has been hired as the maintenance and will clean up the boulevard.
- All FIPPOA facilities are being opened by C.F> LaFontaine and will be completed within the next two weeks.
- Working on the permit for harbor dredging.
  - Dredging regulations were updated so that work cannot be done until September without our knowledge.
- Most of the contractors are being cooperative and have removed their debris piles.
- Getting quotes for bids to construct six new enclosures and some parking corrals (near Teal Walk).
  - Work will not commence before the board approves.
  - There is a list of contractors waiting for the enclosures.
  - Homeowners have been persistent in requesting the removal of the squatters between Nautilus and Neptune.

Meeting Adjourned at noon.