

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
December 9, 2012

Directors Present: Alan Brodherson, Alan Brockman, Jane Groveman, Mike Hartstein, Roger Kluge, Nicole LaFountaine, Stephen Norring, Jay Pagano, Tad Paul, Henry Robin, Eric Sawyer, Ed Schulhafer, Paul Teixeira, Jim Vandernoth, Jon Wilner, Randy Wilson and Lori Zeller.

Directors Absent: John Cassese, Greg Henniger and Garry Korr

Also Present: Ken Pollard (Director of Administration)

Meeting called to order at 10:13 am by President Jay Pagano at the home of Pagano, 213 West 18<sup>th</sup> St, New York, NY.

**President's Report**

**Hurricane Sandy**

- Fire Island Association (FIA) President Suzie Goldhirsh said that Hurricane Sandy exceeded the 1938 storm.
  - Fire Island's 17 communities have never dealt with a problem this large.
    - The Pines is rather hilly and the rest of the island is flatter.
      - Therefore the Pines was not as badly affected as some of the other communities.
      - However, now there are about 75 houses in the Pines that do not have a dune.
      - Three FIPPOA Directors also need to replace their floors due to flooding.
    - Half of the homes in Point of Woods have been flooded and have to replace their floors.
      - Point of Woods lies low and is more prone to flooding.
  - Debris removal alone is a monumental task.
    - Brookhaven and Suffolk County have arranged for the Army Corps of Engineers (USACE) to spearhead the debris removal.
      - USACE will spend December and the beginning of January on planning.
      - Debris removal will begin in February.
      - USACE will select a contractor who can then hire sub-contractors.
    - Debris should be taken to a central location for USACE to pickup.
  - Debris removal is critical because it can hold up beach scraping and/or fencing projects.
  - The Town will be sending out Right of Entry (ROE) forms to homeowners
    - The ROE has to be signed and notarized to allow access to the properties.

- Even homeowners who did not sustain damage or have debris to be removed should sign a ROE because contractors may have to cross property lines to access the debris.
  - There are three different types of debris that have to be dealt with.
    - Destroyed pools and decks, some of which are still attached to the houses.
      - Dave Anderson surveyed the damages and identified four deck pieces that were moved elsewhere by the force of the hurricane.
    - There is also ocean debris which has washed ashore.
    - And finally there is debris from all the damaged trees.
      - Electric crews from Kentucky have cut down damaged trees and branches.
    - Tommy Esposito of Tony's Barge has already removed ten dumpsters filled with debris.
      - It costs \$540 for a 10 cubic yard dumpster.
    - Sometimes debris removal is covered under the homeowner's insurance policy.
    - If you put an appliance out for pick up Esposito is contractually obligated to take it.
      - Washers, dryers and hot water heaters are covered.
      - Homeowners should contact Esposito to give him notice of the appliance.
    - Flood insurance does not cover pools or decks.
- Tad Paul spoke to newly elected Town Supervisor, Ed Romaine at his inaugural celebration last week.
  - Romaine plans on visiting Fire Island and the Pines this week.
  - Town officials, including the building department, have toured the Pines.
  - There are approximately ten houses where the pools would be too low and they may not be able to obtain a permit without an appeal to the Board of Zoning Appeals.
  - FIPPOA should represent homeowners who are not getting cooperation from the Town.

### Beach Projects

- An email was sent to the membership listing short, mid and long term possibilities.
  - Short term projects include beach scraping, fencing, cubes and grass planting.
  - The midterm project would be another beach renourishment project.
  - The long term project is the Fire Island to Montauk Project (FIMP).
    - There are different issues involved in each.
- Scraping helps to build up the dunes with sand.
  - A scraping project would provide protection through the spring high tides or a modest storm.
  - For a scraping project there must be 100 feet of beach at 7 foot elevation.
    - A survey of the Pines has not been done to see if we meet these requirements.
    - A survey was done in Point of Woods and they did not meet the criteria.
    - It does not look promising to do a beach scraping this winter.
  - In the winter the beach does not build up, this is a spring and summer occurrence.
- The best protection is a wide sloping beach because it absorbs the energy of the ocean.

- FIPPOA will develop a list of what individual homeowners can do to protect their property.
  - Ocean front owners have the right to install sand cubes.
    - The cubes are 3 feet by 3 feet by 3 feet and are very heavy.
    - Cubes do not use sand from the beach; the sand must be brought in.
    - Sand cubes offer minimum protection.
    - The average property is 60 feet wide, which would take about 20 cubes at \$100 per cube.
  - The Seashore Defense Fund (SDF) does not have adequate funds for a sand cube project.
    - It will cost approximately \$2,500 per house for sand cubes.
    - Currently the balance in SDF is about \$45,000.
  - Sand cubing may be covered under a general permit for the entire beach.
    - The permits stipulate that they will be removed after a certain time, but in actuality they remain in place.
  - The co-ops installed a Geo tube in 1995.
    - The tube has been buried over time and has protected the co-ops.
  - Land Use does not recommend fencing at this time.
    - The consultants think it is counterproductive until debris is removed.
    - We do not want to do projects that our consultants advise against.
    - The consultants will be asked to put their recommendations in writing and this will be the basis of FIPPOA's communications to the membership.
  - Fencing also offers a psychological impact because it appears that something is being done.
    - Fencing costs about \$20,000.
    - Fencing can be installed west of Beach Hill but cannot be put where there is debris.
    - Last spring, FIPPOA planted grass on the dunes the entire length of the Pines.
      - A number of home owners also paid for additional plantings on their private property.
  - After March 30 no projects can be done because of the piping plover nesting season which is 100 days away.
- What the island needs now is the midterm renourishment project because FIMP is still 4 to 5 years away from implementation.
  - The midterm project, planned for the fall of 2013 will be paid for, in part, by FEMA.
  - USACE is rumored to take over beach replenishment projects.
    - USACE can override some of the procedures required for a project.
    - Pagano will contact Joe Vietri of USACE and ask him to come to the spring meeting.
  - Availability of equipment is an important component of any beach re-nourishment project.
    - Huge barges, etc will not be available until October of 2013.
  - FIPPOA consultants are Land Use and Coastal Planning.
    - Our consultants say that the equipment is usually reserved when the RFP is issued.
  - The RFP is dependent on the Environmental Assessment.

- If the project is going too slow we will request assistance from the appropriate elected officials.
- FIMP is the long term project that involves more than just Fire Island.
- Our vision must be focused on what the beach looks like in April.
  - Renters come out for a recreational beach.
  - All residents, including renters, can be asked to volunteer their assistance such as a clean-up day.
    - The only debris that volunteers could help with is the sand removal.
      - There are potential liability issues in doing heavy work such as moving trees and using heavy equipment.

## **Finance**

Mike Hartstein, Treasurer, reported:

- 2012 may end up better than the projected \$12,000 deficit.
  - FIPAP is giving the Foundation an additional \$10,000 for use of Whyte Hall, bringing their total 2012 user group contribution to \$25,000.
  - In 2012 the Whyte Hall Annual Fund raised \$30,000 for maintenance and \$35,000 for capital improvements
- The 2013 budget circulated to the Board last week projects a \$24,000 deficit.
  - That projected deficit includes assumptions regarding new sources of revenues which are uncertain.
  - A total of \$32,000 is needed for Damminix and Rodent Control programs.
  - The Board needs to be quite concerned about fundraising prospects for 2013.
    - The Board will need to help raise funds.
    - The Mobility Access Cart (MAC) is supported by the users through targeted fundraising.
    - Need to increase number of Pines Party Major Donors.
  - Insurance costs have gone from \$102,000 to \$115,000.
    - There has been a bodily injury claim against FIPPOA due to a fall in the harbor.
      - Scottsdale is FIPPOA's general liability carrier and they will take over the defense.
        - This policy has a \$10,000 deductible.
      - We were notified in October by the injured party's lawyer.
      - There was no report of the incident to the harbor staff or to the police.
    - We are covered for \$5 MM in liability for boats in the harbor.
  - In the last two years, there were two water damage claims against our property insurance for Whyte Hall.
    - Both of these incidents were due to activation of the deluge system.
      - The 2011 incident was caused by a smoke machine and the loss was for \$62,000.
        - The \$5,000 deductible will not be recovered.
          - FIPPOA chose not to go after BCEFA for the deductible.
          - BCEFA did donate \$5000 for Sandy expenses in 2012.



Hartstein motioned to transfer \$50,000 from FIPPOA to Foundation. Wilner seconded and the motion carried unanimously.

Wilner motioned to approve the budget and to continue to include staff bonuses in the 2013 budget and not make them contingent on income. Sawyer seconded and the motion carried, with Brodherson opposing.

[ Subsequent to this meeting, Hartstein circulated a new version of the budget (see attachment 1 and 2) which included an increase in commercial harbor rates. This budget was approved with Brodherson opposed.]

### **Pines Marina**

Jim Vandernoeth, Harbor Committee Chair, reported:

- Boating is an industry that relies on the overall economic situation, one over which FIPPOA has no control.
  - There is the possibility we will lose one or two boaters in 2013.
    - This would mean a loss of about \$9,000 in harbor income.
  - In addition two boats may have been damaged by Hurricane Sandy.
    - This could result in another \$10,000 decrease in harbor income.
  - The transient rate is currently \$6 per foot.
    - The advertising done in 2012 did not appear to have an impact on transient income.
      - The presumption is that people come to the Pines because they are gay or are gay friendly.
    - One of the committee's goals is to have transients become seasonal boaters.
    - Sailor's Haven charges \$4 per foot for transients.
      - For that \$4 the boater gets amenities like a snack bar and showers.
      - The Harbor Committee recommends that we lower the transient rate to \$4 per foot.
        - \$20,000 of transient income may go down to \$17,000.
    - Harbor slips are similar to hotel rooms.
      - Each night that a slip is empty, revenue is lost that can never be recouped.

Vandernoeth motioned to reduce the Marina transient rates to \$4 per foot. Brockman seconded and the motion carried with Norring opposed.

### **Membership**

Jon Wilner, Membership Committee Chair, reported:

- There were well over 600 memberships in 2012.
  - Membership dues were increased four years ago and have remained the same since.
  - 2012 Dues were as follows:
    - Household membership was \$175.
    - Regular membership was \$150.
    - Associate membership was \$60

- Membership committee is proposing the following dues schedule for 2013:
  - Property memberships will be \$200.
    - Would include one voting member and one optional non-voting member.
  - For owners with multiple properties the additional voting membership will be \$125.
    - The by-laws are still in effect that no person gets more than one vote.
  - Associate membership will be \$75.
- These changes should increase membership income by approximately \$20,000.
  - 2012 membership dues brought in \$70,000.
- The membership database/listings will be in lot number sequence.
- The Passport program will continue in 2013 and will add some advertising for the Pines Party in these coupon booklets.
  - The 2013 Membership form will ask members for a \$100 donation for the Seashore Defense Fund.

Wilner motioned to raise the membership dues as per his proposal. Hartstein seconded and the motion carried with Brodherson abstaining.

No Foundation business, other than that reflected above in the minutes of the Board, came before the directors.

Adjourned at 12:37.

Respectfully submitted,  
Ken Pollard  
Director of Administration

## DIRECTORS LIST: 2013 Budget Proposal

From: **Michael Hartstein** (mhartstein@nyc.rr.com)

Sent: Sun 12/23/12 9:50 PM

To: 'FIPPOA Directors' (directors@fipboa.org)

Cc: Chavez, Ryan (rchavez@drugpolicy.org); 'Cochran, Dan' (dan@dan-cochran.com); 'Gilbert, Jon' (jon@videotex.net); 'Greenberg, Michael' (michaelgreenberg@nyc.rr.com); 'Lepage, Albert' (albert.lepage@gmail.com); 'Pepper, Jim' (jim@thepeppers.net); 'Pietrangolare, Tony' (apietrangolare@optonline.net)

3 attachments

2013 Budget Notes -- Dec 22.docx (16.9 KB) , FIPPOA 2013 -- Dec 22.xlsx (32.4 KB) , Foundation 2013 Budget -- Dec 22.xlsx (28.5 KB)

Dear Directors (and Committee) –

Attached is the 2013 Budget Proposal which requires the approval

of the Board. We'll need to vote by e-mail – so please reply to

Ken, yes or no.

Some considerations –

1) In the draft discussed at our meeting, a \$24,000 deficit was projected. The following changes have been included:

a) \$12,000 in Rodent Control expenses were added

back into the budget as the Board was not comfortable assuming that we can raise that much more in the Daminix fundraising effort. We will still revise this solicitation to try and raise the extra money which will be a positive adjustment during the year.

b) An additional \$12,000 in Membership revenue based on Jon's new schedule.

c) An additional \$10,000 from a revised program to market Pines merchandise. (More than this sum was raised about

4 years ago.) We'll need several Directors on this project.

d) An additional \$3,000 in revenue from an increase in rates for commercial seasonal slip holders. [Note – this change has not been discussed before. It's about a 6% increase. A positive vote for the budget is a positive vote for this increase.]

The global budget is now projected at a negative \$11,000. There are a number of areas where this can be corrected – but it cannot be ignored. We'll adjust in April as in prior years.

All Directors are encouraged to vote yes – and then to look for areas where we can increase revenues or reduce expenses.

My very best wishes to all for a wonderful Holiday and a healthy and storm-less 2013.

Cordially, Mike

This email is coming from [directors@fipboa.org](mailto:directors@fipboa.org). Please be cautious when replying to this email. If you "reply all" your message will be seen by all Directors. If you "reply" this message will only be seen by the original sender.

**Board Of Directors Vote Tally**  
**December 23, 1013**

FIPPOA	X	Foundation	X
EMAIL	X	In Person	

Hartstein Motioned to revise the 2013 budget as per his circulated by email (see attached).

Director	Yea	Nay	No Reply	Abstain
Brockman	X			
Brodherson		X		
Cassese	X			
Groveman	X		X	
Hartstein				
Henniger	X			
Kluge			X	
Korr	X			
LaFontaine	X			
Norring	X			
Pagano*				
Paul	X			
Robin	X			
Sawyer			X	
Schulhafer	X			
Teixeira	X			
Vandernoeth			X	
Wilner	X			
Wilson	X			
Zeller	X			
Total	14	1	4	