

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
November 4, 2012

Directors Present: Alan Brodherson, John Cassese, Jane Groveman, Mike Hartstein, Greg Henniger, Roger Kluge, Garry Korr, Nicole LaFontaine, Stephen Norring, Jay Pagano, Tad Paul, Henry Robin, Eric Sawyer, Ed Schulhafer, Jim Vandernoeth, Jon Wilner, Randy Wilson and Lori Zeller.

Directors Absent: Alan Brockman, Paul Teixeira

Also Present: Ken Pollard (Director of Administration)

An Emergency Meeting called to order by President Jay Pagano at 10:31 am in the offices of Dewitt Stern New York, NY.

Alan Brodherson motioned that the minutes should reflect that notice of this emergency meeting was waived. Eric Sawyer seconded and the motion carried unanimously.

**President's Report**

**Hurricane Sandy**

- The Pines has been hit hard by Hurricane Sandy which made landfall on the New Jersey Coast on October 29th.
  - Reports are coming in that the Pines did not sustain as much damage as the rest of Fires Island.
    - Most of the damage was due to the storm surge and affected the ocean and bay front properties the most.
  - After the storm there was been no water in the community.
    - Lack of water puts the Fire Island Pines Fire Department (FIPFD) at a disadvantage for any fire emergency.
    - The water was back on by 5 pm on Saturday but at a diminished pressure.
      - Low water pressure is an additional concern for FIPFD.
- The Executive committee met on a conference call on Wednesday.
  - A result of this meeting was a list of tasks that will be assigned to directors.
  - FIPPOA's role is to provide leadership during this hard time.
    - The Board must set the example so that the Community comes together.
      - FIPPOA needs to be positive about the future of the Pines.
        - Many "doom and gloom" pictures circulated and posted on social media.
          - The FIPPOA Board needs to focus on what is being rebuilt, instead of lamenting what is destroyed.
      - Foremost, the FIPPOA Board must protect the interests of the property owners.

- The role of FIPPOA will be that of problem solvers.
      - Going forward we need to identify the issues and figure out a way to resolve them.
        - Often this will mean shepherding the right person to the task.
    - Our community is resilient and we will rebuild.
      - The Pines contractors are already coming together as a community.
        - Contractors unable to work on their projects have volunteered to work on the boardwalks.
- SUFFOLK County Command Team has been formed
  - Health and safety.
    - Public safety is the reason why the Suffolk County Command Team has not allowed anyone to return to Fire Island.
      - Jay Demusey is the coordinator for Suffolk County.
      - Suffolk County will be issuing documents that contractors will need for access to Fire Island.
      - Since there is an approaching nor'easter this coming week, access to Fire Island will be prevented until this second storm has passed.
      - The County will probably allow contractors to go to the Pines on Friday, November 9<sup>th</sup>
        - A list of Pines' contractors has been submitted to Suffolk County.
        - The County is being extremely strict with this access list.
      - The list consists of the names of the contractor, their contact information and the services they provide that make them essential.
      - Suffolk County Authorities are displeased that people remained on Fire Island which put them in harm's way and risked the safety of first responders.
        - Suffolk County even lost a police truck in one rescue.
      - It is the action of civil authorities that is preventing people to have access to the Pines.
        - FIPPOA does not have the authority to prevent access to anyone.
      - The Sayville Ferry office is being relocated to a trailer as it has been flooded.
        - Ferry service will resume as soon as the County allows.
        - Ken Stein is planning on resuming ferry service by the middle of next week.

### **Rebuilding The Community: Nikki LaFontaine**

- LaFontaine, who was a Fire Commissioner, has many contacts and a good relationship with both the Town and Suffolk County.
- LaFontaine has scheduled a meeting with Brookhaven Building Commissioner Martin Haley tomorrow to discuss emergency permitting.
  - Will circulate this information to the homeowners after the meeting
  - One request will be to appoint a single examiner for damage to streamline the process.
- Some of the boardwalks were lifted by the surging water.
  - Some house access walks and utility sheds do not line up with the boardwalk and are difficult if not impossible to open.

- New York State Department of Environmental Conservation (DEC)
  - The DEC controls bulkheads and shore lines.
  - The DEC is suspending their usual permitting procedures
    - Home owners can document damages in pictures, fill out an online form and work can begin immediately
    - Our consultant, Land Use, has verified that this is the process.
      - These procedures are for DEC permits only.
    - FIPPOA is trying to get Brookhaven to accept the same type of expedited process.
  - Brookhaven will be issuing permits immediately, but will scrutinize the building after the fact.
    - With Emergency permits authorities may be amenable to things that might not have been allowed.
      - In instances where public safety is jeopardized, corrective work should begin immediately.
- Federal Emergency Management Agency (FEMA)
  - Disaster recovery type claims fall under FEMA
    - FEMA gives grants and loans.
  - FIPPOA will look into the possibility of approaching FEMA as a community instead of individual claims.
  - FIPPOA will approach Congressman Tim Bishop's office when it is appropriate.
    - Need to have a specific action request of the Congressman.
  - FIPPOA also has access to Senators Chuck Schumer and Kristen Gillibrand if needed.
    - Both Senators accompanied Governor Cuomo when he toured the state.
- Brookhaven
- Inspectors have been out and posted notices on houses where there are unsafe conditions.
  - This notice is the start of the permitting process.
    - Public records can verify the unsafe conditions.
  - No houses in the Pines were condemned.
  - Many of the houses that received notices had an access issue.
    - Where boardwalks have been displaced because of the storm surge, owners cannot get into their homes.
  - The Town Highway Department is going to repair the boardwalks.
    - Fire Island is not a high priority for the highway department because Fire Island consists mostly of summer homes.
    - Highway crews are working on the mainland.
  - Jeff Kasner, who handled special districts for Brookhaven, is retiring on November 16.
    - The Town is working to hire Kasner back as a consultant.

### **Cleaning Up the Community: Garry Korr**

- Debris in front of the homes is the responsibility of the homeowner.
- Much of the clean-up will be on Fire Island Boulevard.
  - Tommy Esposito of Tony's Barge can apply to FEMA for payments on dumpsters that are used for removing storm related debris.

- The number of dumpsters are logged at the landfill.
  - FIPPOA also gets a number of dumpsters for free as stipulated in the auxiliary contract with Tony's Barge.
  - Normal garbage collection has been suspended for the time being.
    - The trash from the weekend before Hurricane Sandy has not been picked up.
- Jane Groveman will mobilize renters and homeowners for a clean up day.

**Boardwalks: Eric Sawyer**

- Water has lifted the boardwalk especially along Bay Walk.
  - The boardwalks are one to three feet higher in some places.
  - Boardwalks running north to south were not affected as much.
- The biggest stretch of unuseable boardwalk is on Ocean between Sail and Crown Walks.
- The Cranberry Bog has a huge accumulation of sand that is about 6 to 7 feet tall.
  - This is a huge sand removal issue.
  - The most expeditious solution is to push the sand into the bog.
- There is also an accumulation of sand between Cedar and Pine.
- It is vital to make all boardwalks passable so that FIPFD can respond to any emergencies.
  - Doug Teague is working as the Chief of FIPFD Fire Commissioners.
  - Bo Fridsberg is the acting Fire Chief.
  - Fridsberg said that the few contractors in the Pines and FIPFD have removed the majority of trees and branches that made walks impassable.
- Walter Boss suggested the use of jetting and weights to push boardwalks back down.
  - At this time, the water pressure is too low to do the jetting
  - Fire commissioners are asking the Highway Department to repair the boardwalks or to approve their repair by contractors.
    - Once we get the permission, we can begin the repair work.
      - If permission is granted specific contractors will be asked to be responsible for certain sections of the boardwalks.
- Schulhafer called Brookhaven Highway Superintendent John Rouse on Friday
  - Rouse is running for County Court Judge and depending on the upcoming election may be resigning his highway position.
  - Highway crews are busy on the mainland with storm related activities.

**Utility Restoration: Ed Schulhafer**

- Water
  - Water to the Pines was restored yesterday afternoon.
    - The water is not potable but is needed for FIPFD to fight fires.
      - The water is most likely contaminated.
      - It needs to go through 3 decontamination cycles which will take about a week.
  - Herman Miller is our contact at Suffolk County Water Authority
    - Water needs to be restored to full pressure for FIPFD to handle any fires as the electricity is turned on.
- Electricity

- The Fire department in conjunction with LIPA has already done an assessment of the Pines.
  - They have a check list of locations that need repair before the electricity can be turned back on.
- The electricity needs to be restored in an orderly fashion by sections.
  - FIPFD will inspect that there is no problems at individual houses in a section before moving on to the next section
  - Electricity is also crucial to phone land line service.
    - The backup generator for the Verizon cell phone towers on Whyte Hall ran out of propane leaving the cell service in the Pines out of operation.
    - The T-Mobile towers do not have backup generators and are not operating.

### **Harbor: Jim Vandernoeth**

- The Pines Marina needs to be assessed.
  - FIPPOA is responsible for the harbor.
  - The ferry dock and the freight dock do not appear to be damaged.
  - Some of the lighting system has been ruined due to the flooding.
  - The condition of the power stanchions that boaters draw their electricity from is an unknown at this time.
    - The substation near the harbor office was underwater.
  - The bubbler systems run on electricity and will need to be functioning before the temperature goes below freezing.

### **Beach Replenishment: Pagano**

- The dunes function as the first line of defense against erosion.
  - Due to Hurricane Sandy, the dunes are gone for the entire length of the Pines.
  - It is critical to do some type of beach restoration project as soon as possible.
  - FIPPOA's consultant will be in the Pines today to determine if the conditions are right to do another scraping project.
    - If the conditions are favorable the consultant will apply for the necessary permit.
    - FIPPOA has a good relationship with the company that did the scraping project last year after Hurricane Irene.
- The Co-ops installed a geo-tube in front of their property about 15 years ago.
  - The geo-tube has performed well.
  - This implementation required many permits.
- Above all we do not want to do anything that could jeopardize or delay a re-nourishment project.
  - Hurricane Sandy may help alleviate some of the issues associated with replenishment.
  - A scraping project does not require the studies needed for a re-nourishment project.
  - We are pursuing a project for the winter of 2013-2014
    - These re-nourishment projects take years to implement.
  - Scraping is essential, but it is a fraction of the sand involved in a re-nourishment project.
    - Once a scraping project is done additional fencing would be installed.
      - The fencing is at FIPPOA's expense and no permitting is required.

- The Seashore Defense Fund is used for these additional erosion steps.
- Last year after Hurricane Irene the scraping project was underway within four weeks.
- Governor Cuomo has directed that the three inlets be dredged
  - Fire Island Inlet
  - Shinnecock Inlet
  - Moriches Inlet
    - The Army Corps of Engineers will do the dredging of the inlets.
    - It would be ideal if the Army Corps could also do a re-nourishment project with the sand dredged from the inlets.
  - Five million cubic yards of sand from the inlets will be available.
    - The logistics of getting the sand to the Pines makes this route unlikely.
    - The type of sand must also be compatible for the beach.
  - Pagano has also identified a company that has sandbags, but again the logistics of getting them to the Pines is an issue.
- There are no provisions in any applicable codes or regulations that waive the necessity of the otherwise required environmental studies simply as a result of an emergency declaration.
- The piping plover needs its nesting ground and without a beach there is no plover nesting ground.
- There was a wash over just east of the Pines.
  - Jay Demusey has committed to fill in the WASH over area as soon as possible.

### **Bulkhead Repairs: Tad Paul**

- There are no statistics of how many bulkheads were damaged by Sandy.
  - The DEC is in control of the permitting required for bulkheads.
  - The sequence of authority is the DEC followed by Brookhaven and then the DEP.
    - In the past FIPPOA advocated for “mass” permits and will do that if warranted.
      - FIPPOA was instrumental in getting a single permit for repair of the bulkhead from the harbor to bay beach, which FIPPOA owned at the time.
- The bulkhead at the end of Shady walk has been compromised and the Town is responsible for its repair.
- Repairs to bulkheads are expensive and can run in the tens of thousands of dollars.

### **Sandy Web Page: Steve Norring & Lori Zeller**

- A Sandy web landing page will be developed and added to FIPPOA.org.
  - The new page will be a resource for the homeowners.
  - The Sandy page will keep a list of Director’s contact information for each area of expertise and assignment.
  - Storm coverage of Fire Island is misleading as the Pines was not hit as hard as other communities.
    - People see in media coverage that houses were lost, but none of these were in the Pines.
    - Updates to the community at large should continue.

### **Insurance - Roger Kluge**

- If there has been damage the first step is to notify your insurance broker immediately.

- Your insurance company will then assign an adjuster.
  - The insurance adjusters need to understand that the damage is on Fire Island and that zip code 11782 is not only Sayville.
    - They need to understand that there is no access by car.
- American Bankers has many clients in the Pines and will most likely have a single adjuster.
  - Kluge will prepare an adjuster package for the Sandy page and step by step instructions on how to file a FEMA claim.
- Many homeowners will have a combination loss of both wind and flood damage.
  - A water loss is easily determined because of the obvious water line.
    - There was significant water damage to bay front and ocean front properties.
  - The adjusters will analyze the loss and determine the cause.
  - Even if you have insurance, some things may not be covered.

**Communications: Jon Wilner**

- Need to develop a positive campaign .
  - All communications must go through Jay as President.
  - Any interviews should be done by Jay also.
  - Blast emails will be sent on an as needed basis to keep the community informed.
    - FIPPOA needs to reach out not just to homeowners, but to the community at large.
    - Internal communication
      - Homeowners need specific information about their property.
        - It is important to have an assessment of each home.
          - Will develop a check list for homeowners which will be put on the Sandy page.
  - External communication
    - The general public needs to know that the Pines will survive and still be a summer destination.
      - Need to create positive stories about the Pines.
    - PJ McAteer and FIP Ventures have a lot at stake also.
    - FIPPOA needs to reach out to the business owners
    - Some media reports have said that reconstruction on the Pavilion has halted.
      - Pagano will talk to Matt Blesso for clarification.

The Executive Committee will decide if another board meeting is needed before the regularly scheduled December 9<sup>th</sup> meeting.

Hartstein said it was a very productive board meeting and thanked Pagano for his leadership. There was a round of applause for Pagano.

Meeting Adjourned at 12:26 pm.  
 Respectfully Submitted,  
 Ken Pollard  
 Director of Administration