

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

July 20, 2013

Directors Present: Alan Brodherson, John Cassese, Jane Groveman, Mike Hartstein, Greg Henniger, Garry Korr, Nicole LaFontaine, Steve Norring, Jay Pagano, Tad Paul, Eric Sawyer, Ed Schulhafer, Paul Teixeira, Jim Vandernoeth, Jon Wilner and Lori Zeller.

Directors Absent: Alan Brockman, Roger Kluge, Henry Robin and Randy Wilson

Also Present: Ignacio Ceriani (Director of Finance) and Ken Pollard (Director of Administration)

Meeting called to order at 10:35 by President Jay Pagano in the Solstice Room, Whyte Hall, Fire Island Pines, NY.

Jon Wilner motioned to approve the June minutes. John Cassese seconded and the motion carried.

**President's Report**

**Beach**

- The beach widened significantly last week especially at Fisherman Walk.
  - The Pines Party has been moved between Fisherman and Sail Walks.
- There is still a possibility of a beach scraping project in August.
  - Usually a surveyor comes out in late June to determine if the conditions are present that would allow a beach scraping project.
  - The approximate cost of a scraping project is \$300,000.
  - The project done last September was under \$100,000 but only covered about a third of the beach.
- The Army Corps project will happen but not this winter.
- Tim Bishop is still hoping to have a smaller project this winter.
  - Bishop is the ranking member of the committee that controls the financing of the Army Corps.
- A beach grass planting project has been put on hold for the time being.
  - Local nurseries ran out of beach grass last year.
  - We cannot order in advance of knowing how much we need.

**Life Guards**

- Have been notified that a letter is coming from Suffolk County requiring the Pines to have lifeguards on the beach.
  - Other communities have had to post signs that say no swimming if they do not have lifeguards.
  - When the letter arrives the board will discuss further.

### Day Trips

- The Long Island Rail Road in conjunction with Colonial Taxi and Sayville ferry are doing a same day excursion ticket for \$32.
  - This is a considerable savings for day trippers.
  - This promotion was done without any input from, or notice to, FIPPOA.

### FIPPOA PAC

- Senator Kirsten Gillibrand is having a fundraiser in the Pines on August 10<sup>th</sup>.
  - The ticket price is expensive at \$250 per person.
    - Will look into a secondary event at a lesser ticket price to include more of the community.
  - The fundraiser is for Gillibrand's PAC, not for her campaign.
  - The Senator has asked for a tour of the beach.

### Finance

Mike Hartstein, Treasurer, reported:

- The financial report distributed by email last week shows a significant improvement from earlier deficit projections.
  - The current projection for 2013 is a surplus of just under \$100,000.
    - This surplus is not something that we can expect in future years.
      - The 60<sup>th</sup> Anniversary party, which was not originally included in our budget projections, was budgeted to net only \$20,000 of income, but revenue was ultimately \$36,000 and there was only \$4,000 in expenses.
      - More income is possible from selling photos from the event and copies of the DVD that was produced by Scott Bromley and Tony Impavido.
    - The revenue from the 60<sup>th</sup> Anniversary journal is almost \$100,000 and the expenses have dropped to under \$40,000.
      - The journal should net about \$60,000 if all receivables are collected.
      - The 60<sup>th</sup> Anniversary Journal is in the hands of the printer and expected to be delivered to the Pines on Thursday for distribution on Friday.
        - Up until last Monday we were going to use a printing company with ties to the pines.
        - Philip Monahan identified a different company and their estimate was about half the cost.
    - In the harbor a couple of the commercial boaters have added a second boat and there are a couple of new recreational boaters.
    - Revenues at Whyte Hall have been better than budgeted.
      - HBO rented Whyte Hall as a staging area for the filming of The Normal Heart for \$7,500.
      - An unscheduled private party also brought in an extra \$4,000 in rental income.
  - The board approved spending up to \$50,000, from the reserve fund, for repair of harbor electric that was damaged by Hurricane Sandy, but the total repair only cost \$30,000.

- The board should consider replacing the money back into the reserve fund.
- The Dock District includes the east and west hook but not the ferry dock, the south dock or the freight dock.
  - We are investigating an expansion of the dock district to include the passenger ferry, south and perhaps freight docks.
    - Erosion control bonds are paid for over a five year period.
    - The dock district bonds are paid for over a longer period of time.
  - Albert Lepage came up with the idea of moving harbor expenses under the dock district.
    - This would require a petition in support of just over 50% of the assessed value of the Pines.
    - These petitions are not easily done and in fact the last one for the Medical Tax District received only 45% and did not pass.
- Our taxes go to pay the bonds from the rebuilding of the harbor and for annual dredging of the harbor.
- We are advised by Ken Stein that the ferry dock has a remaining life of about 4 to 5 years and will then need to be rebuilt.
- FIPPOA does not have the estimated \$800,000 to rebuild the dock.
  - Shelter Island received a grant of \$750,000 from New York State for infrastructure
    - For us to apply for and receive such a grant would require the sponsorship of our New York State Senator, Lee Zeldin.
    - There is a fundraiser for Tim Mazzei on August 17<sup>th</sup> and we will invite Lee Zeldin to attend.
  - The 4 to 5 year estimated life of the ferry dock gives us time to strategize about the possibility of getting New York State grant.
- No action items at this time until we pursue the New York State Grant through Senator Zeldin.

### **Harbor**

Jim Vandernoeth, Harbor Committee Chair, reported:

- There is trouble with Direct TV in the harbor.
  - We cannot get connections to Christina and Price Waterhouse, the two biggest boats in the harbor.
- Still trying to do some dredging in the harbor to clear away the navigational hazards.
  - Two 53' boats came in and are docked on the west hook .
    - Tommy Esposito says the shoaling on the east side combined with the large boats sticking out on the west side makes the harbor very difficult to navigate with his barge, especially in an easterly wind.
    - Tony's Barge is supposed to begin deliveries this Sunday for the Pines Party.

Adjourned at 12:15

Respectfully Submitted,  
Ken Pollard  
Director of Administration