

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

October 11, 2014

Directors Present: Allan Baum, Alan Brodherson, John Cassese, Mike Hartstein, Hal Hayes, Greg Henniger, Garry Korr, Nikki LaFountaine, Jay Pagano, Tad Paul, Russell Saray, Eric Sawyer, Ed Schulhafer, Paul Teixeira, Bob Tortora, Jim Vandernoth and Randy Wilson

Directors Present By Phone: Chris Lovito, Anthony Pietrangolare and Henry Robin

Absent: None

Also Present: Ignacio Ceriani (Director of Finance), Laura Hartstein (Whyte Hall Operations Committee Vice-Chair) and Ken Pollard (Director of Administration)

Meeting called to order at 9:35 by President Jay Pagano in the Solstice Room at Whyte Hall in Fire Island Pines, NY.

Alan Brodherson motioned to approve the September minutes as circulated by email. John Cassese seconded and the motion carried.

**President's Report**

FIMI Project

- Louis K McClean has been hired by Suffolk County and has already started the required surveying in the Pines.
  - The final surveys will determine where the dunes will be.
- A challenge to certain aspects of the FIMI project has been filed by the Audubon Society and we expect a court decision within the next 2 weeks.
- Once the project is completed there will be no symbolic fencing requirement.

Deer Management

- The Fire Island National Seashore has long been concerned that the size of the deer herd on Fire Island is unsustainable.
- An environmental impact study is in process looking at different methods to deal with the deer population including contraception and thinning of the herd.

Nude Sunbathing

- FINS Superintendent Chris Soller and Pagano discussed that FINS has begun to enforce bans on nude sunbathing.
  - Groups of nude sunbathers have been using Social media to get large numbers together to party and have been creating a nuisance.
    - Incidents and subsequent enforcement started at the lighthouse and has migrated to the FINS area between the communities
  - Pagano will draft a letter to FINS explaining that the situation is reminiscent of the 1960s when careers were ruined due to arrests in the gay communities.
  - Pagano also has a meeting with Diane Romano planned for next Thursday and will bring up this topic.

## Litter

- At the Fall Annual meeting there were a lot of comments about litter in the community.
  - The Community is concerned about flyers tacked on gatehouses and the posters on telephone poles.
    - Some find the communications via telephone poles quite charming and unique.
    - FIPPOA has no authority to ban posters on the poles.
    - Advertising is vital to the commercial district and the realtors in the Pines.
      - Whenever Sip n' Twirl employees put up new posters, they take down the old ones.
  - Some see random litter as more of a problem.
- Fire Island Pines Ventures picked up the garbage once a month during the season.
- Bob Tortora will focus on litter and how to improve.

The Closing party will be held on October 18<sup>th</sup> from 5 to 7 pm

## Finance

Mike Hartstein reported:

- For 2014 we began the year with a global budget that initially forecast a \$12,000 deficit.
  - 2014 was financially better than anticipated and will end up between \$10,000 and \$15,000 in the black.
  - Whyte Hall was originally budgeted at a \$25,000 deficit and looks like it will end with a deficit of \$10,000 -\$15,000.
    - The Whyte Hall rentals fell short of budget in 2014.
  - Whyte Hall User Group contributions have started to come in and FIPAP has contributed \$20,000 plus has pledged to donate \$5,000 in equipment for the theater.
    - FIPAP has been the number three contributor to the building behind John Whyte and Albert Lepage.
      - FIPPOA is very grateful for the very generous contributions that FIPAP continues to make to Whyte Hall.
- A total of \$3,000 was donated for rodent control by PJ McAteer and Mark and Eric Schrader.
  - Prior to 2013, rodent control was paid 100% by FIPPOA, so these contributions are very helpful.
- The 2014 Pines Party net profit is over \$100,000 with almost all of the gain over the prior year being due to increased ticket sales.
  - We have not seen this much profit since 2005.
- For this time of year the number of receivables has improved from 2013.
  - However there is one receivable with very large outstanding balances.
- The Town of Brookhaven is going to re-imburse FIPPOA for the \$31,500 dredging expense.
- To date, we have received the affirmative vote of 45% of the assessed value of properties in the Pines on the ferry dock rebuild petition.
  - Weather permitting this weekend, we will have a table in the harbor along with a notary.
  - A notary will also be available at the closing party to get more petitions executed.

- At some point in the future, we may want to create a Health and Welfare Tax District for Damminix, Rodent Control, etc.
  - This district would reduce the need for fundraising and spread the costs across all property owners.
    - The downside is that for services contracted through the Town these initiatives will be more expensive as the Town must pay prevailing wages.
- Hartstein reminded the board of the Major Initiatives that he circulated by email and asked anyone with comments and suggestions to get back to him.
  - Employee Reorganization is one of the initiatives that will be analyzed.
    - The present proposal is that there will be two positions; one in the financial area and the other in operations.
      - The financial position will merge the two positions currently held by the Director of Administration and the Director of Finance along with outsourcing appropriate responsibilities.
      - The operations position will handle collections, freight dock issues, the boulevard project and rule enforcement, and will coordinate with Brookhaven including managing the access to Harbor funds raised from the expanded Dock District.
        - Pines resident Jeff Hall is a recruiter and has volunteered to help fill this position.
- Hartstein will wrap up 2014 financial reporting for the new incoming Treasurer, Henry Robin.
  - Robin will be creating the budget for 2015 and will be contacting budget managers for input.

Hartstein motioned to approve the FIPPOA and Foundation 990s as circulated by email with the notice for this meeting. Brodherson seconded and the motion carried.

Pagano thanked Hartstein for his devoted tenure as Treasurer and his implementation of clear and concise financial reporting and there was a round of applause for Hartstein.

Meeting adjourned at 12:19pm  
 Respectfully Submitted,  
 Ken Pollard  
 Director of Administration