

MINUTES
FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING

July 11, 2009

Directors Present: Brett Baccus, Alan Brockman, Alan Brodherson, Gino Chiapparelli, Gary Clinton, Prescott Ford, Jon Gilbert, Mike Hartstein, Ron Martin, Jay Pagano, Tad Paul, Anthony Pietrangolare, Michael Savino, Eric Sawyer, Ed Schulhafer, Jim Vandernoeth, Ariadne Villarreal and Randy Wilson.

Directors Absent: Chris Lovito

Also Present: Richard Cohen (Green Community Task Force Chair), Ignacio Ceriani (Director of Finance) and Ken Pollard (Director of Administration).

Meeting called to order at 10:34 a.m. by President Ron Martin in the Solstice Room of Whyte Hall.

Brockman motioned to approve the minutes of May 9. Pagano seconded and the minutes were approved unanimously.

President's Report

Fire district election

- Election to be held this coming Tuesday
 - Information sent in an email to registered voters
 - Usually less than 30 people vote

Waste Management

- Problem with weekend crowds on the beach generating much trash; cans at beach entrances overflowing by end of the day on Saturday
- Have identified the most problematic entrances to the beach
- FIPPOA is responsible for providing the cans
 - Will add an additional can at Beach Hill Walk
 - Judicious with can distribution
 - Cost \$60 each and they “disappear” regularly
- An anonymous donor is underwriting the cost of a new wooden trash enclosure at the Cedar Walk entrance
- A joint project of the Co-ops and the Pines Chamber of Commerce will add new wooden enclosures at Coast Guard, Beach Hill and Ozone.
- Tony's Barge provides Sunday morning trash collection of public cans in several western communities at a reasonable fee; recommend the same for the Pines.

Ariadne Villarreal motioned that Tommy Esposito be hired to collect the trash at most used beach entrances and clean up accordingly on Sunday mornings. Jim Vandernothe seconded and the motion carried unanimously.

Fire Island Association (FIA)

- FIA is to have its Summer Meeting at Whyte Hall
 - Saturday July 18 at 11 am
 - First time outside Ocean Beach in more than 20 years
 - More accessible to the communities on the East End
 - 15 to 18 people attend from Davis Park
 - Slated speakers from federal, state and town levels of government

Lending Library In Whyte Hall

- Jim Cashel wrote a letter to the board
 - Requested more shelving for books
 - Requested that no censorship be done
 - No books are to be removed
 - Request referred to the Whyte Hall Operations Committee
 - Library seen as an important service to the community

Brookhaven Special Events Permits

- Town now requiring special event permits for the Invasion and the Pines Party
 - Cherry Grove Property Owners Association (CGPOA) met with Town
 - Assemblywoman Ginny Fields attended meeting to support CGPOA
 - Expressed concern over the Fire Island Blackout event in August
 - Attracts about 3,000 attendees, mostly gay and lesbian people of color, for the day to Cherry Grove beach
 - A website promotes the event
 - Benefit this year for the Ali Forney Center
 - Significant amount of trash generated from this event
 - Under pressure from Cherry Grove, Town agreed to require permit for this event
 - Town can't selectively enforce
 - Any event with more than 30 people that charges admission must have permit, including fundraisers in private homes
 - Applications filed for both Invasion and Pines Party; concern not enough lead time
 - Town assured that filing of the applications was sufficient
 - Town Clerk Pam Bethel has been helpful and supportive
 - Have had discussion with Town Attorney's Office as well
 - Have assured Town that the issue is solely with Cherry Grove and that all are welcome to the Pines Beach as long as they abide by rules and behave responsibly
 - Town code on this issue needs to be revised for Fire Island; FIPPOA will push for that
 - Town will need to involve Fire Island National Seashore in the matter

Hardware Store

- Received many complaints from members about closing of Pines Hardware
 - Liquor store will replace hardware store
 - Current liquor store lease runs through 2010
 - Many members have suggested FIPPOA get involved
 - FIPPOA represents the concerns of the community
 - Been suggested that expansion of commercial district be pursued
 - Difficult and may not be legally possible
 - Lengthy discussion by Directors
 - Hardware store definitely provides convenience to the community
 - FIPPOA does not get involved with leases of commercial spaces
 - Not as critical as losing a single food store
 - Concerns expressed for private property rights
 - Owner has right to rent to tenant of his or her choice
 - Informal conversations have occurred between the parties involved and FIPPOA officers
 - Unsure of what more FIPPOA can do to influence outcome
- The Board's concerns to be stated to Chamber of Commerce
- A new hardware store is being opened in Cherry Grove

Nominations

- Nominations Chair Henry Robin has been very competent and thorough
- Need to confirm eligibility of one candidate
 - An Associate member wants to run, but partner owns the house and is the Regular member
 - Bylaws state an owner must be a Regular member to be a director
 - Bylaws rewritten in 1984
 - World has changed a lot since then
 - FIPPOA needs to recognize new types of relationships and property ownerships
 - When a family owns, the family should be able to stipulate who will represent the family
 - In this situation the couple should be considered a family and can therefore stipulate representative
 - Similar to precedent set when Mike Hartstein was appointed to the Board; Hartstein property is owned by a family trust
 - Brodherson will review bylaws and recommend amendments to Martin, Pagano, Hartstein and Clinton before Board consideration at August meeting

Alcoholics Anonymous (AA)

- The Fire District notified the AA group that the Firehouse meeting room will not be available in 2010
 - Due to large attendance, the Solstice Room at Whyte Hall cannot accommodate weekend AA
 - Up to 80 people attend weekend meetings

- The Fradd Theater is an inappropriate venue for their type of meeting and is often unavailable
- Fire commissioners have said they will reevaluate
- Ed Schulhafer and Martin will pursue with the Commissioners

Sayville Ferry Ridership

- Ken Stein of Sayville Ferry said ridership was down 25% this year in June
 - Not surprising due to weather
 - Cherry Grove ridership was down 40%

Green Community Task Force

Martin introduced Richard Cohen, Green Community Task Force Chair, who reported:

- “Green” survey to be emailed to members this week
 - A 10-minute online questionnaire
 - “Snail mail” version will follow
- Solar panels on Whyte Hall
 - A 10kw system would supply half of the electrical needs of building and provide emergency backup
 - Whyte Hall electricity is approximately \$1,000 per month
 - System normally costs \$80,000
 - LIPA would rebate 50%
 - Remaining \$40,000 was reduced to \$22,000 by supplier
 - Unsure how power is stored/and or transmitted
- Possibility of federal stimulus money
 - Brookhaven supportive of green initiatives
 - Senator Gillibrand is also an advocate
 - Cohen to approach the Senator
 - FINS has encouraged the Pines to be in the lead on this initiative
- Spoke with Suffolk County Water Authority
 - Besides green initiatives, SCWA has propane backup for emergencies
 - SCWA has trial wind turbine powering Kismet water station
- Four feet by five feet wind turbines for the entrance to Pines harbor have been investigated as power source for entire harbor and marina
 - Newer models make virtually no noise
- Looking for small incremental projects that can be implemented
- FIPPOA is ordering recycling signs for public trash containers
- According to Tommy Esposito about 40% of Pines’ trash could be recycled

Martin thanked Cohen for his task force’s work and there was a round of applause.

Finance

Hartstein, Treasurer, said that the June Cash Report has not been completed and Directors should review their reports through May and note:

- Damminix fundraising started late
 - To date amount received is \$4,200 below budget
 - All fundraising is a struggle in this economy

- Second distribution of Damminix is in progress
- Another Damminix appeal and or mention in the President's newsletter will be sent
- Harbor payroll has increased
- Jon Gilbert and Jim Vandernoeth working on marketing program for harbor
- Pagano and Hartstein working with Brookhaven regarding Erosion Control District
- The electronic version of the audited financials will be posted on website

Membership

Gary Clinton, Membership Committee Co-Chair reported:

- Membership was expected to drop this year but is now expected to be the highest numbers ever
- Co-ops are roughly 7% of the membership
 - Expecting a strong candidate for Director from the Co-ops in September
- Jim Cashel volunteered to help with updating the membership database

Harbor

Jon Gilbert, Harbor Committee Co-Chair, reported:

- Transient rentals in marina down slightly
 - Boaters are very happy and enjoyed the Invasion
- Preparing marketing letter to past transients
 - Offering a discount for a DRA tie in
 - Pines Party weekend has a group of gay boaters coming
- Some collections have been slow
- Freight dock looked great prior to this weekend
- If and when Coastline is sold
 - FIPPOA can discontinue its freight dock contract
 - FIPPOA can also choose to keep the contract in force and transfer it to the new owner
- Hartstein is to verify that there is \$3,000 in budget for wagon rack lighting

Invasion

Villarreal, Special Events Committee Chair, reported:

- Eric von Kuersteiner was helpful this year
 - His DJ could not have been nicer
 - George Chellis did all the sound
 - Paid for by von Kuersteiner
 - Sound also run through Pavilion/Blue Whale system
 - Used wireless mikes that worked great
 - Also a video feed to the Blue Whale
 - Could help as boaters on the East cannot see the event
 - Video taken would like to see on You Tube
 - Two Port-a-sans were placed on freight dock
 - Von Kuersteiner objection to FIPPOA selling lemonade
 - Did not have a catering license
- Considered using risers for paid priority seating

- Von Kuersteiner did not want risers on his property
- For 2010 would like to get more residents involved
 - Should be a community event
 - Should also market the Invasion
 - Just like the Pines Party has a Facebook page
- Villarreal said Whyte Hall employee Gary Leigh-Manuell was a big help

Villarreal thanked Mike Hartstein for his keyboard accompaniment at the event and there was a round of applause for Hartstein

Zoning

Tad Paul, Zoning Advisory Committee Chair, reported:

- Meeting with homeowner of 253 Bay
 - Long standing issue has been settled
 - Serious violation of the zoning code and deed restriction
 - Decking, fencing and pool to be removed from 20-foot buffer zone on bay

Hartstein said Paul did a great job in resolving this issue in a low key manner and there was a round of applause for Paul.

Meeting adjourned at 12:46 p.m.

Respectfully submitted:

Ken Pollard, Director of Administration