

# *Prestige Property Consultants Inc.*

P.O. Box 819 Shoreham, NY 11786 Phone: 631-209-2125 Fax: 631-209-2760

August 30, 2023

Dear Shareholders:

The Fall Shareholders Meeting of the Corporation will be held on **Saturday, September 9, 2023 at 11:00 A.M. on the lawn in front of Co-op # 1 & via Zoom**. Plan to attend and participate in the discussion of affairs pertaining to your community.

In the event that you can not be present, please sign and return the enclosed proxy in the enclosed envelope so we will be assured of a quorum. Without a quorum, we can not conduct an official meeting. Mailed proxies will be returned at the door before the meeting to Shareholders who request them. **Please participate in person or by proxy.**

The Agenda for the Fall Meeting will be as follows:

1. Roll call for quorum
2. Presentation of Notice of Meeting and Proof of Service, or Waiver of notice.
3. Reading, Amending and Acceptance of Minutes.
4. Reports from the President, Managing Agent and Treasurer
5. Report of Officers and Committees – see attached
6. Miscellaneous Old and New Business
7. Adjournment

Sincerely,

Mark Kornspan,  
President for the  
BOARD OF DIRECTORS OF  
FIRE ISLAND PINES, INC.  
MK/akh  
Enclosures: Proxy-Zoom Invite

Co-op# \_\_\_\_\_

## OFFICIAL PROXY FOR STOCKHOLDERS' FALL MEETING

I, the undersigned, designated the consensus of the Board or, \_\_\_\_\_\*attorneys and agents for me and in my name, place and stead to vote as my proxy at the meeting of the Stockholders of Fire Island Pines, Inc., to be held Saturday, **September 9, 2023 at 11:00 A.M. on the lawn in front of Co-op# 1 and via Zoom**, or at any adjournment thereof, according to the number of votes I would be entitled to request if then personally present, including but not limited to the vote for the election of members of the Board of Directors of Fire Island Pines, Inc. The issuance of this proxy does not in anyway prevent me from requesting return of same in order to cast my vote in person if I am in attendance at the meeting. This proxy may also be voided by the presentation of a proxy of any attorney or agent I may appoint at any subsequent date to the date of this proxy and prior to the meeting providing said proxy contains the same signature fixed in this statement.

IN WITNESS WHEREOF, I have hereunto set my hand this

\_\_\_\_\_ of \_\_\_\_\_ in the year \_\_\_\_\_  
(day) (month)

\_\_\_\_\_  
(Print Name) (Co-op #) (Signature of 1<sup>st</sup> )

\_\_\_\_\_  
(Print Name) (Co-op #) (Signature of 2<sup>nd</sup>)

\*\*\*You may write the name of any individual who represents your views.

**ALL PROXIES MUST BE REGISTERED WITH THE CORPORATION PRIOR TO THE SEPTEMBER 9, 2023 MEETING, EITHER BY USPS MAIL OR EMAIL. PROXY MUST BE SIGNED BY ALL OWNERS OF UNIT.**

Dear Shareholders:

The Fall Shareholders Meeting of Fire Island Pines Inc. will be held on Saturday, **September 9, 2023 at 11:00 AM in person on the lawn in front of Co-Op #1 and via Zoom.**

For you who are not familiar with Zoom, it is a wildly popular teleconferencing app. It can be downloaded at <https://zoom.us/download> or from the App Store. Once it is downloaded onto your digital device you will need the Meeting ID to request entry to the meeting. When you request entry the meeting host will accept you, and you will gain entrance. You can also dial in using one of the telephone numbers listed below. So be patient on the day of the meeting. We suggest you log into starting 15 minutes before the start of the meeting. Once the meeting begins the host may be busy doing other business and will be slow in accepting your request to enter the meeting. We advise you to attend via a digital device (desktop, laptop, Apple or Android telephone, iPad, etc).

Below is the meeting information:

Meghan Gibbons is inviting you to a scheduled Zoom meeting.

Topic: FIP FALL SHAREHOLDER MEETING

Time: Sep 9, 2023 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/8079943138>

Meeting ID: 807 994 3138

One tap mobile

+16468769923,,8079943138# US (New York)

+16469313860,,8079943138# US

Dial by your location

- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 253 215 8782 US (Tacoma)

Find your local number: <https://us02web.zoom.us/j/8079943138>

Sincerely,

Mark Kornspan,  
President for the  
Board of Directors of Fire Island Pines, Inc.

## **FIRE ISLAND PINES, INC.**

### **Minutes of the June 7, 2023 Spring Shareholders Meeting**

**Attendance:** There were 47 units in attendance representing a total of 23,660 shares, plus 9,985 shares (18 units by proxy) for a total of 33,645 shares. This includes Board of Director members: President Mark Kornspan (223), Vice President Mark Curley (132), Secretary Michael Nardi (235), Treasurer Conrad Cardinale (153), and Directors Jonathon Lewis (115) and Rob Wallner (240). Also present were Managing Agents Meghan Gibbons & Annemarie Hernandez.

Guests: FIPPOA President Henry Robin

**Call to Order:** President Kornspan called the meeting to order at 7:02 P.M. via Zoom.

**Roll Call of Quorum:** The staff of Prestige Property Consultants acted in the capacity of teller. A quorum of 33,645 shares was established at 7:08 PM. A minimum of 26,353 shares is necessary to obtain a quorum.

**Presentation of the Notice of the Meeting:** Managing Agent Gibbons presented the Proof of Service and Notice of the Meeting.

#### **Presentation of the Minutes from the Spring 2022 Shareholder Meeting:**

A motion was made to waive the Reading of and approve the Spring 2022 Shareholder Meeting Minutes as submitted.

Maker: Nardi

Seconded: Cardinale

All voted in the Affirmative

**President's Report:** President Kornspan read his report to the Membership.

President Kornspan welcomed everyone to the 63<sup>rd</sup> season of the Co-ops. Kornspan stated that we wanted to hold the meeting in person but there was no location available.

Kornspan held a moment of silence for the passing of Sean Yule Co-op# 134. Kornspan introduced and welcomed all of the new shareholders. He discussed the record breaking sales and flip tax collection over the past year which was also included in the Membership Report.

Kornspan stated that the opening process was seamless, efficient, and on-time. He thanked all of Prestige's staff for their hard work and dedication to keep things running smoothly.

Kornspan gave an overview of how the Corporation operates, the Board of Directors and the Election process which will draw to a close by noon on Saturday, June 10, 2023. He also reminded the Shareholders that the By-Laws and House Rules are for the enjoyment and safety of all shareholders and their guests. He thanked all of the shareholders for attending the meeting and to enjoy a safe and peaceful season in the Co-ops.

**Managing Agent's Report:** Hernandez of Prestige Property Consultants Inc. presented her report to membership.

Hernandez welcomed everyone to the meeting. She reminded the Shareholders the days that she and Gibbons are on site each week.

Hernandez gave an overview of the Water-On process and the issues that we are faced with each season upon opening. She discussed the on-going issues with garbage and how they have continued this season. According to the carter the Co-ops have the worst recycling contamination on all of Fire Island. Prestige is working with the Board to try to find a resolution. There will be a memo sent to all shareholders outlining the new garbage requirements for the co-ops.

Hernandez reminded the Shareholders that all work orders must be submitted in writing via the work order form or an email.

She also stated that the Co-op party will take place on Saturday, August 26, 2023 at 5:00 P.M. An email blast will be sent to all Shareholders to "Save the Date".

Each opening season there are waste lines changes that are required. We attempt to get them completed prior to the shareholder's arrival but that is not always the case. Some issues come up as the unit is in use which requires an interruption in usage. The Engineer will be reviewing the decks and roofs in the next week. The A and B Building have several decks that are starting to fail. The A Building roof will have a spec written and bids obtained as it needs to be replaced.

Hernandez reminded the Shareholders that when doing renovation's to remember that the salt air and the winterization process does have an effect on the products you should be selecting. The more intricate the fixtures the more issues that can and will occur. Please be mindful when selecting fixtures of the environment and the availability of replacement parts.

Hernandez said that almost all work orders received this season have been completed with a few items to be done next week.

Hernandez wished all of the Shareholders a wonderful season.

Gedge – Co-op # 137 - stated that only 13 % of garbage is actual recycled because most of it is contaminated. He stated the Co-ops should put large black bags in all of the bins each day the garbage is collected to avoid the problem of loose garbage. He also stated that "people" are concerned about "who is working for who" and whether work orders are being addressed within a timely fashion.

Gedge went on to say that there were NDA's signed by "people" who are working with the Board on various projects. He assumed, as others did, that some type of crisis must have happened that the Board was not sharing with the community. He has since discovered that the reason behind the document was to protect the other shareholders privacy when voting.

Kornspan stated that the document was required as per the By-laws for the inspectors. Nardi has a question about the term NDA that will be discussed later. The board will decide how to go forward with garbage over the upcoming weeks.

Rob Wegener – Co-op # 128 – Wanted to know the regulations regarding draining special fixtures and what is considered special. Prestige provided a breakdown of the original fixtures as opposed to “special” fixtures.

Richard Zinn – Co-op # 227, asked about his alarm system having covers. Prestige determined that Zinn had work done in his unit and his contractor covered them up so that would not set off the alarm when they cut open his sheetrock.

Zinn then asked about Direct TV not being part of the budget anymore and is that correct. Prestige stated yes in 2019 the Shareholders voted to not continue the T.V. system in the Co-ops.

**Secretary’s Report:** Secretary Nardi’s gave updates to his report which was included in the Spring meeting package.

Sean Yule’s husband Guillermo Dodd let Nardi know that on June 10<sup>th</sup> at 4:00 P.M. there will be a memorial service for Sean. Please gather at his unit, 134, if you would like to attend for a final farewell, all are welcome.

Nardi recognized two shareholders who have volunteered for committees, Dane Lemeris (Unit 156) who has joined the Insurance Committee and Nick Lugo (Unit 140) who has joined the Website Committee. Lugo has already completed many needed updates to the Website over the past few weeks.

Nardi also discussed that there have been several instances over the past few years when only one person is the shareholder of record. When a shareholder passes away the Corporation is obligated to lock the doors on said unit. No one is allowed in the unit until the Corporation has received notice from the Executor of the Estate along with a copy of the Letters of Testamentary. This paperwork takes time to obtain and the Corporation has an obligation to protect the unit. Nardi stated that if you are in this situation you should contact your lawyer to look at your options for your estate planning to resolve a future problem. One option is placing the unit into an Irrevocable Living Trust.

**Treasurer’s Report:** Treasurer Cardinale reviewed his report which was included in the Spring Meeting package.

Cardinale reviewed the maintenance increase that occurred on April 1, 2023 which was due to the large increase in insurance premiums.

Cardinale also stated the 2022 Audited financial statement has been distributed to all shareholders. He also said the Board will continue to review maintenance to be addressed as needed and that insurance policies are adequate to cover the Corporation.

Cardinale reviewed the amount of flip tax that was collected from the sales that occurred and the balance of the reserve fund. He also stated that the mortgage will be paid off in just under 2 years.

**Old Business:**

James Gedge – Co-op # 137 asked if any Survey Monkeys were sent as discussed in the past. The Board responded no. Hernandez stated that Fleetwood-Boldt volunteered to organize the survey last year.

Joel Rosenbluth- Co-op 116 discussed last year's (2022) Board Election as he was one of the inspectors. There have been posts on social media about the integrity and honesty of the process he was asked to do. Rosenbluth went on to say that he was never bullied or coerced by any Board member or Shareholder and he followed all of the rules as he was sworn in to do.

Peter Cirolia – Co-op # 141 stated that he also was an Inspector of last year's (2022) Elections and had dropped out because he did not believe that the results were being tallied properly. He stated that they were not being counted by shares. Kornspan stated that we do count by shares. Cirolia stated that they were not counted that way. Cirolia stated he was not allowed to count shares. Rosenbluth stated that Cirolia was not allowed to use his own spreadsheet. The spreadsheet was created with the shares in each column so that by checking it off it automatically applies the number of shares allotted to that specific unit. Cirolia stated he was not allowed to count how he wanted to count and moving forward there should be a 3<sup>rd</sup> party who inspects the elections. Fleetwood-Boldt thanked Rosenbluth for coming forth and he took credit for creating the conspiracy theories' online and he believes Rosenbluth about the elections.

**New Business:**

**FIPPOA Presentation:** FIPPOA President Henry Robin gave a brief presentation to the shareholders.

**Co-op Ownership and Guest Policy:**

Alan Klein – Co-op # 220 - asked Kornspan to clarify what he currently owns. Kornspan stated he sold his half of 223 to his partner in that unit and has now purchased Co-op # 124 with Gregory Stanford. Klein asked about the guest policy and the hours which consists of a day. Kornspan stated that the Board will review the policy but that it currently mirrors the hours of Sayville parking. Klein then asked if he has a studio and purchases a neighboring unit does that change the guest policy. Nardi stated no. Klein then discussed the guest policy for 223. Hernandez reviewed the guest policy

**Post Office:**

Joel Rosenbluth – Co-op # 116 - stated that as the assistant Post Master this year the USPS is mandating that every box holder must renew their application. Co-op shareholders are no longer allowed to use their stock certificate as acceptable documentation to renew their box. Either a voting registration showing the Fire Island address or a copy of your insurance policy showing the address must be shown.

**Elections of Board Members:**

Nardi stated that there are 5 candidates for 4 positions and gave each candidate a few minutes to speak.

Fleetwood-Boldt, Cardinale, Lugo, Nardi and Wallner all spoke.

Kornspan stated that all ballots must be submitted to Prestige no later than noon on Saturday, June 10, 2023. Nardi stated that you can email or fax the ballot. In addition, if you have already submitted your ballot and choose to edit your ballot, please fill in a new ballot and include the date and time and send it to Prestige before the deadline.

Fleetwood –Boldt asked for a clarification of the voting tallying. Nardi presented a document showing the process of the election tallying.

Fleetwood-Boldt would like to make a motion to amend the By-Laws for this explanation to be written in. Jonathon Lewis read the By-Law on how motions must be submitted and the time frame. Fleetwood-Boldt recognized he submitted the motion too late. Lewis also stated that there are no motions from the Shareholders at the Fall meeting per the By-Laws. Nardi stated that Section 9 of the By-Laws clarifies how By-law changes can be made.

Robert Liquori – Co-op# 141 - asked for a copy of the document explaining the election tallying. Prestige will send him a copy. Liquori then asked about the voting and that each person gets a total number of shares. Nardi stated that the attorney, Eric Blaha, last year explained that the Corporation is tallying the votes per the By-Laws.

Lewis stated that if anyone wants to change the process of the tallying that they should follow the By-Laws to make a motion to do so.

Cindy Lucia, Unit 12, asked how dividing the votes would make a difference in the results. Kornpsan stated that the difference would take place if someone chose to vote for just one person. Cirolia stated that the shares would be split and that is how it makes a difference. Nardi reiterated what Lewis said about submitting a By-Law change request according to the By-Laws.

**Adjournment:** There being no further business, President Kornspan adjourned the meeting on June 10, 2023 at 12:00 P.M.

Respectfully submitted to the shareholders by Managing Agent Gibbons.

# The CO•OPS Board Report

prepared by

Michael Nardi

Secretary

September 9, 2023

At the Spring Shareholders Meeting a single shareholder requested the Board of Directors to consider allowing two (2) rentals per unit per season. This request was discussed by the Board at the following monthly Board Meeting. The Board decided unanimously to not change the House Rules regarding the number of rentals by a shareholder in a single season.

# The CO•OPS Board Report

prepared by

**Michael Nardi**

Chairman

Grounds Committee

September 9, 2023

All the view maintenance has been completed for 2023. Beachscapes continues to perform its weekly maintenance visits. Two Japanese maple trees, additional juniper bushes, and several privet hedges were added to grounds. Three dead pine trees were removed,

The committee has already begun to formulate its plan for the 2024 season.

# The CO•OPS Board Report

prepared by

Mark Curley

Chairman

House Rules and Membership Committee

September 9, 2023

As we come to the close of the 2023 season. I always remind all shareholders each season that our house rules exist to ensure both the beauty of our complex and our quality of life as shareholders. As we discussed last season, the Board decided that all renters would be interviewed prior to the commencement of their lease with the purpose of reviewing the House Rules and addressing any questions of renters. Thank you for your cooperation with our management company in ensuring that renters were scheduled to meet with a member of the Board. Attendance at rental interviews is mandatory, not optional. It is important to remind all shareholders that all house rules apply to shareholders, their guests and renters. You, the shareholder, are responsible and accountable for the behavior of all those in your unit.

There have been no closings since the spring meeting. One application has been received and approved by the membership committee at this time.

Please remember that the house rules are there for enjoyment and safety of all of our residents and we appreciate your cooperation in following them. They are posted on the co-op website for your review when needed.

I wish you a happy, healthy and safe off season.

# The CO•OPS Board Report

prepared by

Rob Wallner

Chairman

Maintenance Committee

September 9, 2023

I hope you have all had a wonderful season this year.

I have been on the island for the majority of the season and all maintenance issues have been addressed in a timely manner.

The bids for the A Building roof project are being sent out this month.

Prestige is currently working with the board for the off season repairs that will be addressed over the winter.

I wish you all a good winter and look forward to seeing you in the spring.