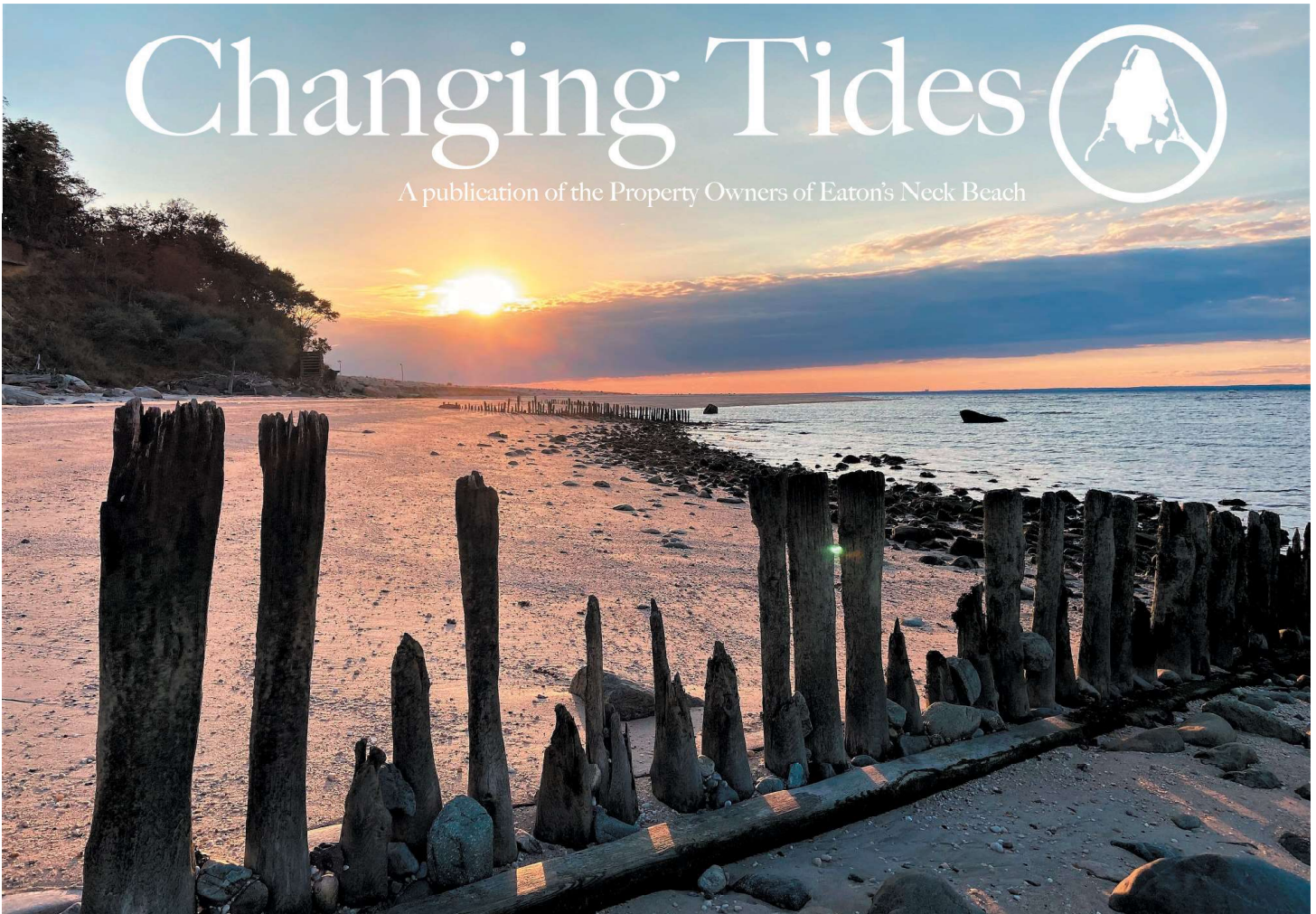


Changing Tides

A publication of the Property Owners of Eaton's Neck Beach



Dear Friends and Neighbors,

The photo above inspires so many thoughts as we begin 2021 -- is the sun setting on 2020 or rising on the hope of 2021? There is a great deal of hope as we have battled this virus for over a year and there seems to be a light at the end of this tunnel. I can imagine the sun on the photographer's face and I am longing for the same on our association beaches.

This month's "Tides" has a great deal of information concerning our community. I urge you all to review the minutes from our last meeting where we reviewed the budget for 2021, updated the spending plans for the Valley Grove Bulk head project and talked about a request from our association property neighbors for some zoning variances. All of these items bring talking points to the community and we always value the input of our membership, neighbors and friends. If you cannot attend our meeting held on zoom please email your comments to info@eatonsneck.org

Please everyone, continue to stay safe.

Frank Bonomo
President POENB

January / February 2021

POENB
2021 Budget & 2020 Actual

Income	2021 Budget	2020 Actual
Advertising - Changing Tides	\$ 1,800.00	\$ 1,795.00
Beach Usage - Party Fees	-	-
Membership Dues	47,820.00	46,010.00
Merchandise	500.00	535.00
Watercraft Fees	200.00	200.00
4th of July Parade Donation	-	1,205.00
Social Income	-	-
Interest Income	10.00	7.85
Total Income	\$ 50,330.00	\$ 49,752.85

Expense			
Beach Expenses			
Beach Clean-Up/Improvements	\$ 1,000.00	\$ 926.29	
Landscaping	6,000.00	5,785.00	
Prices Bend	12,000.00	11,836.37	
Valley Grove	200.00	363.14	
Total Beach Expenses	\$ 19,200.00	\$ 18,910.80	
Bond Payback	\$ 14,000.00	-	
Changing Tides	4,500.00	4,416.59	
Insurance Expense	9,300.00	9,200.23	
Meeting Expense	200.00	141.80	
Membership Expense	200.00	141.10	
Monthly Bank Fees	360.00	360.00	
PayPal Fees	100.00	86.56	
PO Box	110.00	106.00	
Postage	100.00	55.00	
Professional Fees	900.00	900.00	
Sales Tax	60.00	47.87	
Social Expenses	-	-	
Utilities	1,200.00	1,019.19	
Website	100.00	21.17	
Total Expense	\$ 50,330.00	\$ 35,406.31	
Net Operating Surplus/(Deficit)	\$ -	\$ 14,346.54	

Valley Grove Bulkhead Project

Funding

50/50 Proceeds Account	1,700.00	-
Valley Grove Fundraising	-	7,650.00
Valley Grove Saving Account	24,000.00	-
Valley Grove Bonds	50,000.00	-
2020 Valley Grove Transfer	42,000.00	-
	\$ 117,700.00	\$ 7,650.00

Costs

Valley Grove Bulkhead Project	110,000.00	30,050.16
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Net Project Surplus/(Deficit)	7,700.00 **	(22,400.16)
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Total Net Surplus/(Deficit)	\$ 7,700.00	\$ (8,053.62)
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Operating checking account balance as of 12/31/20 is \$26,218.37

VG Note checking account balance as of 12/31/20 is \$42,000.00

VG savings account balance as of 12/31/20 is \$24,067.09

50/50 savings account balance as of 12/31/20 is \$1,667.19

** Any actual project surplus will be used to repay Valley Grove Bonds

• Another amazing cover photo by Kelly Gifford. Thanks Kelly!

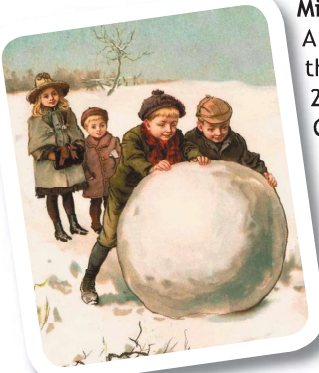


Meeting Minutes of January 8th, 2021

The meeting was held via Zoom video & began at 7:10 PM with the pledge of allegiance. There were 19 members in attendance.

Roll call of officers:

Frank Bonomo, President
 Ryan Cote, Vice-President
 Julie Hendricks-Atkins, Vice President
 Nora Beck, Treasurer
 Frank Pasquale, Corresponding Secretary
 Steven Neuf, Recording Secretary
 Bethany Pokorny, Vice President.



Minutes (Readings and Update):

A motion was raised to accept the minutes of our December, 2020 meeting as printed in the Changing Tides; the motion was seconded and approved.

Correspondence:

A new resident had written to POENB to inquire about membership. Julie reported that the sender lived in Eaton's Harbor Corp and that she had contacted them to clarify.

General Business:

As it's a new year and we're light on committee reports and social events, Frank began by saying we'd spend the meeting covering two key topics: the 2021 budget and recent correspondence regarding a zoning board hearing request by the Corcoran Family Trust.

Budget Clarification:

Frank began by clarifying a loss we reported in our 2020 year-end figures. The \$8,000 operating deficit we reported was incorrect. We paid approx. \$28,000 to the contractor to begin purchasing supplies to begin the Valley Grove seawall project. Those funds were incorrectly categorized as an operating expense which, as a result, created an \$8,000 deficit for the year.

In fact, this money had been key-issued and set aside for bulkhead repair and, because it's a capital project, it should not have been co-mingled as an operating expense. Looking solely at our operating costs for 2020 (what we collected versus what we spent to operate), we show an operating surplus of \$22,000. This reporting has been corrected and Nora will provide more information on the bulkhead costs and how we plan to fund it in her treasurer's report.

Membership:

Gene reported our membership going into 2021 at 237 member households. Thank you!

Website:

Julie announced a committee has been formed to give our POENB website a refresh and to make it more functional for members. Yvonne Lambertson and Gene Caputo are generously volunteering their time and tech expertise to make this a success. Julie and Ryan are representing the Board and working alongside them. We're trying to take more functions online such as membership forms, volunteer & event sign up, etc. Stay tuned.

Report of the Treasurer:

Nora then presented our proposed 2021 budget and highlighted some specifics. On the income side we are projecting \$50,330 in income from membership dues, merchandise, advertising and fees from extra watercraft slips. We are not budgeting any social income or raffle fees given the uncertainty of covid, but we hope that can change.

On the operating expense side, we're budgeting nearly the same as last year except we are also including a new line item for bond payback -- assuming we are able to exercise the Valley Grove bonds and would begin paying the interest in 2021 as a budget expense.



On the Valley Grove bulkhead project, we have determined funds needed (estimated actual wall cost plus excess funding in the event of unforeseen issues during construction) to be approx. \$110,000 beyond what we've paid thus far. Funding of this would come from the following: \$1,700 from our existing 50/50 proceeds bank account; \$24,000 from our existing Valley Grove Savings account; \$42,000 in transfer money (this is amount remaining from an original 70,000 transferred) -these are funds that were key issued for VG and transferred over to be used specifically for the valley grove wall rebuild. The final piece of the financing, to make up the shortfall, involves issuing approximately \$50,000 in Valley Grove Bonds. We anticipate that would leave us with a surplus of about \$7,700.

Frank followed Nora with a few comments and went on to say that, historically, since this board has been in existence, the POENB has been operating with anywhere from a \$20,000 to a 30,000 surplus annually. When we looked at the possibility of taking on debt in the form of bonds, we factored in that we would have to lose a tremendous amount of membership all at once to not be able to pay them back.

Frank indicated that he hopes our present situation with Covid is as bad as it's going to get and even through the pandemic the support of the community has been fantastic, keeping membership strong which is the most essential component for our being able to maintain our beaches and pay off this debt. Frank went on to say that although we've budgeted a large amount of money for the bulkhead project, we will be good custodians and work hard not to overspend. The Board's goal is to stay well inside the budget and within the scope. At the same time, we need to make sure that if we run into an



EATON'S NECK FIRE DEPARTMENT

911 is the number to call in the event of an emergency. However, at present, 80 % of 911 calls come from mobile phones. The 911 call taker has very little information to help you - only your phone number and general location. This is a serious problem in an emergency situation when seconds count, particularly if you or a loved one have medical conditions or are unable to speak.

To broaden the scope of the 911 service and speed up response, please consider "Smart 9 1 1". It provides 911 call takers and first responders with critical information you want them to know in any kind of emergency. When you call 9-1-1, your Smart 911 Safety Profile displays on the 9-1-1 screen and the 9 1 1 call takers can view your addresses, medical information, medication and medical equipment, family members, home information, description of pets, vehicles, and emergency contacts. You can provide as much or as little information as you like.

For more information about Smart 9 1 1 you can google smart911 or go to smart911.com. You can register from that site by following the prompts. Please consider it. If you have questions, call Rich Baer at 631 757 8138.

The fire department elected officers for the year 2021 are, Chief Steven Zulawski, first assistant chief Peter Hluboky, second assistant chief John Pokorny. Serving with the chief staff are fire captains Michael Pinto and Robert Ryan. The two fire Lieutenants are Gregory Atkins and Gary Schwartz. The rescue squad is led by Captain Elizabeth DiGangi and Lieutenant Andrew Reid. Congratulations to these hard-working officers.

In December the fire department instituted a program of staffing the fire house with a standby crew to answer emergency calls during the period of 10 PM until 6 AM. This practice ensures a very quick response to emergency calls during the night.

During the heating season please exercise a high degree of care with fireplaces, wood and coal burning stoves as well as electric heaters. Please check smoke detectors and CO alarms.

Yours for fire safety, Rich Baer

unexpected situation we have extra funds for an emergency and don't have to call the entire association for an emergency key issue vote to protect the properties. He opened the floor to questions.



Jim Morcerf asked for further clarification on the expected project costs. Frank indicated that we are budgeting 117,000 which does not include \$ 28,000 already paid for materials, bringing a total "possible" expenditure of \$145,000 for the wall build itself plus emergency buffer. Frank further explained that, right now, the quote we have for the wall rebuild itself sits at \$106,000.

Regarding the emergency buffer, one concern is that we have retaining walls sitting above our seawall. Were they to come down we need to make sure we can fund a repair. As we don't have enough fundraising to fund the wall and the buffer, Frank has sought out \$50,000 in bond commitments to bridge the gap. These inquiries were made pre-covid. Frank says he will reach out to the folks again to re confirm those still able support this effort. He indicated the present plan is to still offer them at a 4% interest rate as reported last year. Doing the calculations, that comes to an annual POENB debt burden of approximately \$16,000 per year—assuming all \$50,000 was executed at 4%-- a worst case scenario. He went on to indicate that some prospective bondholders have indicated they don't need to be receive interest or could be paid at a lower rate.

When asked for further clarification, Frank reiterated that we have 117,000 in available funds of which 50,000 would be in the form of bonds. If any more were needed, Frank indicated, we don't have a bank to go to. Instead, we'd have to go to the community. Another thing to remember, says Frank, is that we traditionally have a net operating surplus. If we ever needed to dip into that we'd have to speak to the community and ask for a key issue vote to move surplus membership revenues over to pay off the debt.



Frank reminded the meeting that if this were a bank loan scenario, a bank would ask if we had enough money to cover the loan in the event of a catastrophic event. This is why there is additional money built into this equation. Frank commended the community for coming through and donating and also thanked the board for going out door to door and raising the membership which has been a huge factor in raising funds. The hope is that all the new Neck residents will also become members in 2021 to further help us maintain our beaches. Nothing is more important than maintaining and growing membership.

(Meeting Addendum: In an effort to reduce the amount of debt needed for this project, the POENB is still gratefully receiving donations in 2021 and your name (not amount) will be recognized in the Changing Tides. Please see the details on the back page. Thank you!)

Frank finished by saying that everyone on the board is committed to getting this work done with the lowest cost possible and getting it paid off as fast as possible. None of us will be comfortable until the money is back in the resident's hands and off the books. Frank then opened the discussion up for additional questions. One member asked if we had gotten an insurance certificate from the contractor, Ryan Wischner yet? Steve indicated that he had.



Corcoran Family Trust Zoning Notification:

Frank then turned the conversation to a recent letter mailed to the Board's PO Box by the law office of John J Breslin, attorney for the Corcoran Family Trust. It was directed to the residents around 38 Westview Road and its purpose was to notify neighbors of zoning board hearing #22641 scheduled for 1/7/21 (since rescheduled). Because Valley Grove Beach is immediately adjacent to the Corcoran property and because Valley Grove is owned by all the members the POENB, the Board requested, and received, a postponement on that ZBA date so that we could make the letter and relief requests public to the community. Frank read the cover letter from Mr. Breslin's office which highlighted the key things the Trust is seeking from the zoning board, reprinted below.

The applicant (The Corcoran Family Trust) is proposing to legalize a one-story addition, tiered retaining walls, a detached wood deck and an 8'x10' framed shed and boat storage in the front yards.



Frank summarized that he felt the Corcoran Trust is looking to get everything on their property legalized as well as to be able to legally store their boat in their driveway. In the request for postponement, the POENB Board also requested a full packet of the evidence that John Breslin would be presenting to the ZBA as well as any key witnesses or experts he plans to bring forth. With that, Frank opened it to the floor for comment.

Brian Gorman spoke up to express his concerns. He felt that both old and newer members who pay their dues should be kept aware of any hearing that could have repercussions on our beach properties. He went on to request that

the Board post any current or future public notices in Changing Tides so that all members can be informed. Mr. Gorman expressed his personal concerns that some of the variances may have to do with prior Corcoran encroachments onto POENB's Valley Grove property.

(Addendum: The Zoning Board Notice has been posted on the home page of eatonsneck.org. To read it simply go to our website and scroll down for the link.)

Dave Lieberman chimed in to provide his personal background. He indicated that many years ago POENB had done a survey of the Valley Grove property which showed encroachments by the adjacent Corcoran Property. It is Dave's recollection that the POENB was also told there was a missing monument. Dave expressed his feeling that the Corcoran family felt the POENB would never build upon that part of its Valley Grove property and, as such, expanded without consideration for the actual property line. He wanted all on the meeting to be aware of the history which is from his perspective.

Christine Ballow followed with a comment that a boundary line agreement was gotten under the prior POENB administration. Christine indicated that she did not think the current requested variances would affect the boundary line agreement. It was her understanding, however, that if the Corcoran Family Trust makes any changes to their property going forward, they would have to adhere to the actual boundary lines. She indicated she had reviewed the survey on our website and felt a corner of the Corcoran house is over the property line but not the deck. She went on to say that in the area the Corcoran's reside, no one has a back yard which is why they have placed sheds in their front yard and need a variance. If that is the case, she says, it becomes a matter of the neighbor's preferences versus the association. POENB's boundary line agreement with the Corcoran's came up. Frank indicated that yes we do, it is signed and on the website.



(Note: Due to property encroachments, the POENB entered into a boundary line agreement with the Corcoran Family Trust several years ago. The agreement can be read at eatonsneck.org under the tab POENB; sub tab Valley Grove Boundary Agreement.)

In that agreement, Frank says, it does discuss all the encroachments. It says that the Corcorans must maintain the property. It also says that if they remove or have to repair in full anything that is on the POENB property, that property reverts back to POENB. As a custodian of the POENB, Frank indicated, his biggest concern is the fact that the Corcoran boat is frequently parked in the street out front of our VG property because, he feels, it's a danger to anyone in the dark with the engine sticking out. His biggest concern is where the boat gets stored. Christine Ballow further clarified Frank's statement on the boundary—stating that the property encroached

upon is still ours. If the Corcoran's make any changes they have to go back to their original property line but she wished to emphasize that the POENB has never lost ownership of its property.

Frank said one of his major concerns is the wording of some of the variance requests that state property to be zero feet from the property line when, in the case of the corner of the house, it is actually over the boundary. Further, he would like the ZBA know this property impacts the rights of 440 homeowners. Frank indicated that we will put a link to the documents in the Changing tides and publish the revised ZBA date when we have it. The Corcorans and their attorney have stated they are fine having the ZBA letter published in the interest of transparency and agreed to postpone the ZBA meeting. Frank indicated that the goal is to make sure we're doing our due diligence as custodians of these properties by make the letter public and getting community feedback. We also hope to get a walk through with the attorney so we can see, first hand, what the intentions are and what structures are to be affected.

Julie questioned whether we need an attorney who has knowledge of the town zoning board. Another member requested that we make an appeal to anyone with zoning experience. If any POENB members out there are attorneys or residents with ZBA experience willing to offer any input, please email the board at info@eatonsneck.org

Book Nook

Looking for a good read?

Douglas Stuart's debut novel, *Shuggie Bain*, is a heart wrenching, compelling story. Reminiscent of Angela's Ashes, this coming-of-age tale follows sweet, lonely Hugh (Shuggie) Bain from age 6 to 17 as he navigates slum life in 1980's Glasgow, Scotland. It is a literary portrait of the unconditional love between a child and parent dealing with substance-abuse; a story that will stay with you for a long time.

Another debut novel that I adore is *Florence Adler Swims Forever* by Rachel Beanland. Florence Adler Swims Forever brings to life the sights and sounds of 1930's Atlantic City. Based on a true story, it reveals how families will do whatever it takes to protect the ones that they love. The saga also provides a foreshadowing of Hitler's impending dominance from the American perspective. A captivating read.

-Kelly Gifford

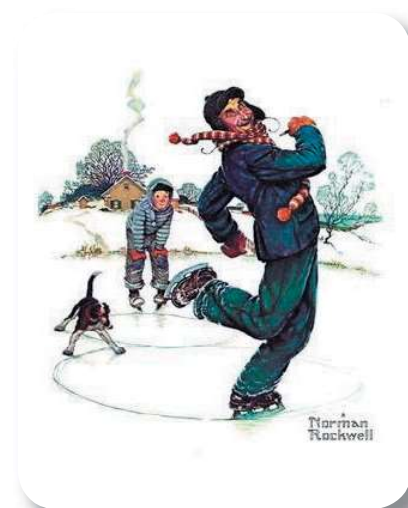
The conversation returned to the bulkhead discussion. An attendee felt that it would be a good idea to stay on good terms with the Corcorans in advance of the bulkhead project as our walls are adjacent to each other. The reason, they said, is that they lived next door to the last job Ryan Wischner did (the POENB VG contractor). They indicated he had dug trenches on their property, moved boulders without permission and promised to restore it back to good order but did not put the boulders back and instead of replacing the dirt and grading it off left a really unsightly pile of dirt.

Frank indicated, our plan is to stay within our property lines and create a return so that we are protected independently of walls on adjacent properties. For clarification to the membership, a return is a small run of wall into the property on both ends that keeps our wall independent from neighboring properties.

Frank raised an additional point which is that, at present, the existing Corcoran bulkhead does not go all the way to the property line. The true property line cuts through the angled section of bulkhead at the northern end of the POENB seawall where the wall jogs out. The Corcoran bulkhead stops just before that angle. Once POENB puts in its return (just inside our true property line) there will be a small bit of wall belonging to the Corcorans that resides 3-4 feet between our return and their current wall. This will be a weakened section of the entire wall if not reinforced or ties into something. Frank has notified them of this as it does have stability implications.

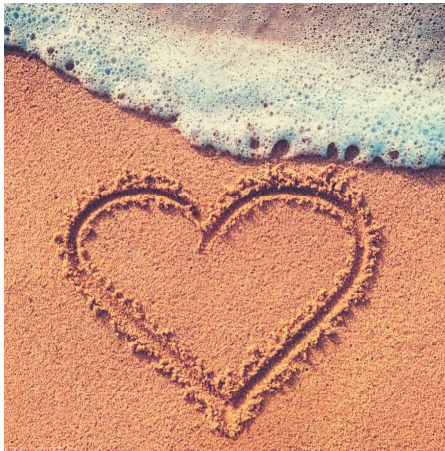
A member asked when we're going to start working on it the bulkhead. Steve Neuf indicated Wischner is finishing up a job and has an application into the TOH for a beach access permit to come up from Hobart. He's got the material we paid for stored in yard ready to go. How long will it take? Steve indicated Wischner's estimate was 3 weeks. POENB figures it will be 4 to 5 weeks once the job actually begins.

We adjourned at approximately 8:05. Our next meeting is scheduled for February 5th. It will be a key issue vote to approve the 2021 budget.



community

Bulletin Board



The Tides is taking a month off. Enjoy Valentine's Day and get ready for our early bird membership drive, coming in March

A new POENB Mailbox is on the way!

Both the POENB and Firehouse mailboxes got knocked over and destroyed in the early-season snow storm. Jerry Hehir has installed a new post that will accommodate both, with the new POENB box (on order) to be affixed to the side.

We thank Jerry for rebuilding it and Greg Hodges who saw the problem and immediately emailed offer to help. Many work and because are the norm, not POENB is forming mittee. No regular volunteers list from for small repairs or yourselfer" community project. If you can give back in this way, or have a specialty trade and time you'd be willing to donate, please email us at info@eatonsneck.org



NEXT MEETING



*** NOTICE OF KEY ISSUE VOTE ***

Please join us at our next POENB Zoom meeting on Friday, February 5th at 7:30pm where we will conduct a Key Issue Vote to approve the proposed 2021 budget. Voting will be via ZOOM and the issue shall be carried by a simple majority of votes cast.



Welcome to the Neck . . .

George Wendt of Westview Road



How do you target over 400 savvy residents of NY's most unique beach community? Advertise here.

- 1) Go to eatonsneck.org
Changing Tides
Advertise with us
- 2) Fill out our online reservation form
select your months & sizes.
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The Changing Tides needs advertisers! We have plenty of business owners out here and we're ready to support you. Or help us by walking into your favorite local business, showing them your copy and explaining that there is no better way to reach a dedicated audience that loves shopping locally. Send them to eatonsneck.org under Changing Tides to reserve their space today.



To all my neighbors, clients, family and friends,
I hope you're having a wonderful New Year!

ARE YOU LOOKING FOR A CHANGE IN 2021?

If you're considering making a move in the new year, let me get you started on your journey! Whether you're buying or selling, contact me and I will show you how I can help you reach all of your real estate goals!

516.241.9619



Carole Kilcullen Bishop

Licensed Associate Real Estate Broker
Cell: **516.241.9619**
Office: 631.754.3600
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If your property is currently listed with another brokerage please disregard. It is not our intention to solicit the listings of other brokerages.



Lindstadt Snow Plowing

Exclusive for Eaton's Neck Residents (Driveways)



Jerry Hehir, Owner
812 Fort Salonga Rd.
Northport, NY
Phone: 516-769-1111
Please call or text if interested
info@lindstadtgutters.com

The Valley Grove Bulkhead (Still) needs your support



The fund drive for the Valley Grove bulkhead rebuild began well before Covid, but the pandemic has reminded us how important it is to have a safe place to call home. Eaton's Neck and our beaches are that safe place and the POENB is tasked with maintaining them.

Which is why we need to rebuild our 45-year-old bulkhead at Valley Grove. To long-time residents who have already given so generously, thank you. To those yet to give, particularly new arrivals to Eaton's Neck, we need your help. As the Minutes in this issue illustrate we're close, but in the absence of additional funds we will need to take on debt to get this done.

Making a secure PayPal donation will take one minute but your kindness will have an impact on our home for decades. Go to eatonsneck.org under POENB to find the Valley Grove Fundraiser tab.

Thank you.