

Changing Tides

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



President's Message

A Happy and Healthy New Year to all.

When I was voted in this past December I figured I'd have a few months to get my feet wet. Just before Christmas, Mother Nature obliged - - flooding not only my feet but both our beaches. We got lucky on this one, but it's a reminder of how fragile nature has become. And a reminder that POENB's ability to restore its beaches depends on a strong membership.

As we turn the calendar on another new year here on THE NECK! We're all look forward to the upcoming beach season and your POENB board has been working hard to get ready. Thank you to all the members that took the time to answer the 2023 Members Survey. We had 85 responses and received some great feedback! Keep an eye out for the full results shortly.

Our social calendar is just about finalized! We will have new events along with some returning oldies but goodies. Stay tuned and find out! The plan this year is to get our full calendar of events out by early March so members can plan accordingly.

Very shortly the 2023 membership drive will begin and we need your help. We will be asking everyone to renew their membership or, if not yet a member, to join for the first time. This leads to our biggest need, volunteers. As Uncle Sam would say, WE NEED YOU! "Volunteering is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer, you vote every day about the kind of community you want to live in".

Our vision is to create a community that connects us all to our humanity, our kindness, our beaches and each other.

Frank Pasquale,
POENB President

January 2023



2023 POENB Budget

	2022 Actual	2023 Proposed Budget
Income		
Beach Usage Fee	\$ 2,300.00	\$ 2,000.00
Watercraft Fee	1,690.00	1,500.00
Changing Tides Ads	1,630.00	1,500.00
Membership Dues		
Senior	19,462.72	19,500.00
Standard	32,706.93	32,500.00
Total Membership Dues	\$ 52,169.65	\$ 52,000.00
Merchandise Rebate & Sales	607.00	100.00
Interest Income	1.52	10.00
50/50 proceeds	640.00	-
Social Income		
4th of July Parade	1,255.00	1,000.00
Endless Summer	3,230.00	3,000.00
Parti Gras	5,593.49	5,000.00
Total Social Income	10,078.49	9,000.00
Total Income	\$ 69,116.66	\$ 66,110.00
Expense		
Beach Expenses		
Beach Clean-Up	\$ 490.39	\$ 1,500.00
Storm Clean-up	1,333.31	2,000.00
Prices Bend	13,046.17	16,000.00
Valley Grove	198.85	500.00
Total Beach Expenses	\$ 15,068.72	\$ 20,000.00
Beach Improvements	5,702.27	9,000.00
Changing Tides	3,353.92	4,050.00
Insurance	9,974.23	11,000.00
Loan Repayments - VG (through June)	1,657.44	-
Meeting Expenses	200.00	200.00
Membership Expenses	392.68	400.00
Merchandise Expenses	1,914.74	-
Monthly Bank Fees	258.00	400.00
PO Box	182.00	250.00
Office	60.28	200.00
Paypal Fees	530.30	530.00
Sales Tax	4.40	30.00
Beach Infrastructure Fund	2,000.00	3,400.00
Security		3,000.00
Social Expenses		
4th of July Parade	\$ 1,500.00	\$ 2,000.00
Egg Hunt	192.62	250.00
Endless Summer	4,537.75	4,500.00
Halloween	136.99	200.00
Parti Gras	3,653.30	4,000.00
Thanksgiving Turkey Trot	332.66	300.00
Other Social		750.00
Total Social Expenses	\$ 10,353.32	\$ 12,000.00
Software		\$ 300.00
Utilities		
Prices Bend	805.74	900.00
Valley Grove	190.20	250.00
Total Utilities	\$ 995.94	\$ 1,150.00
Website	165.05	200.00
Total Expense	\$ 52,813.29	\$ 66,110.00
Net Surplus	\$ 16,303.37	\$ -
Valley Grove Note Payoff		
VG Bulkhead Project Excess	\$ 10,050.56	
Outstanding VG Note Balance	(11,999.23)	
Additional Payoff Expense	\$ (1,948.67)	

Operating checking account balance as of 12/31/22 is \$19,604.71
 Beach Infrastructure checking account balance as of 12/31/22 is \$2,000
 50/50 Proceeds savings account balance as of 12/31/22 is \$640.06

POENB Minutes - Friday, January 6, 2023

The meeting was held by Zoom; 7:30 pm to 8:20 pm.

The Pledge of allegiance was recited followed by the roll call of officers:

Roll Call:

Frank Pasquale - President

Ryan Schaefer-Walker - Vice President

Steve Neuf - Assistant VP (Engineering and Special Work Projects)

Yvonne Lambertson - Assistant VP (Technology, Web, Communications)

Anthony Fusaro - Treasurer

Sally Neal - Recording Secretary

Attendance:

There were 12 members in attendance not including the six board members. Frank Pasquale's motion to accept the prior month's minutes was accepted.

Correspondence:

1. Watercraft stored at Price's Bend and at Valley Grove:

Ryan Schaefer-Walker, Vice President, reminded members that it is not necessary to remove watercraft stored on the racks at the two beach facilities at the end of the 2022 season (~end of September) because 2023, an odd based year, is not a re-assignment year. However, all second watercraft spots stored on the racks need to be removed.

2. Boat moorings at Price's Bend:

Ryan Schaefer-Walker, Vice President, reminded members that POENB does not manage the moorings in Northport Bay/Long Island Sound. Residents should reach out to the Town of Huntington or Maritime services regarding mooring information/questions.

3. Funding for Asharoken Environmental Studies:

John Ballow stated that the Village of Asharoken obtained \$50,000 to study beach erosion issues/the sea wall near Bevin Road. Additionally, Asharoken has obtained \$1,000,000



(from a fund made possible by Senator Chuck Schumer) to execute "next steps" as outlined in a prior Army Corps of Engineers study. While John does not know the specific scope of these next steps, he will reach out to the Asharoken Village Clerk to obtain more details and then update the POENB Board and members at a future meeting.

More mischief . . .

A resident who lives down by Price's Bend informed us that at 9pm on the evening of Saturday Jan 21st 3-4 teenage boys appeared in front of her home and threw a hard stick of butter up onto her front porch. This is the third such incident she's dealt with in the past year. As recently as this fall she, and several other area homeowners, had their houses egged by teenagers.

The homeowner has clear video footage of the boys which shows them to be about 14-16 years of age. When they ran away it was up toward Eaton's Neck Road. She was contemplating turning her footage over the police but, in a moment of restraint, asked the Tides to print this story one more time in the hopes of encouraging the kids to stop, as well as to alert local parents so they can speak to their children if warranted.

We all know Neck kids are the best and nobody wants to see them get in trouble for a moment of bad judgment. Parents if you have any suspicions about the whereabouts of your kids, please take a moment to speak to them and make sure they're being good neighbors.

Presentation of the Proposed 2023 Budget & Analysis:

Treasurer Anthony Fusaro went over the proposed balanced budget for 2023, which has been re-printed on page 2 of this issue with a side by side comparison versus 2022.

As noted in the December 2022 issue of the Changing Tides, in 2022, POENB generated a net surplus of approximately \$18,000. This surplus was primarily driven by three factors:

1. An historic increase in the number of members; we had 252 members in 2022.
2. Thoughtful and professional expenditure negotiations with vendors, primarily for beach maintenance and improvements.
3. A large number of volunteers who consistently devoted their time and efforts to execute selected beach maintenance and improvement activities as well as social events.

The 2023 budgeted income is approximately \$13,000 less than the 2022 actual income. Membership fees account for approximately 79% of total budgeted income. In 2023, the Board expects that membership will continue to remain high but erred on the side of conservatism in 2023.

The 2023 budgeted expenses are expected to be approximately \$13,000 more than 2022 actual. This increase is primarily driven by:

1. Estimated increases in vendor expenses for beach maintenance and improvement expenses given the inflationary economy.
2. The creation of a formal Emergency Fund to finance unforeseen/emergency beach expenses).



EATON'S NECK FIRE DEPARTMENT

On New Year's Day 2023 the following elected officers were sworn in to office. They include Chief Peter Hloboky, First Assistant Chief John Pokorny and Second Assistant Chief Mike Pinto. Also taking the oath of office were Captains Gregory Atkins, Robert Ryan and Rescue Captain Andrew Reid. Sworn in as Lieutenant were Sean Cuiffo, Gary Swartz and Elizabeth Digangi of the Rescue Squad. These volunteers will lead the department for the year 2023.

The department extends its thanks to those who supported the annual Christmas tree sale in December. It was a huge success as all trees were sold early on the first day!

Training for the department began on January 8 with a class regarding recognition and identification of Hazardous Materials. There are hazardous materials in our homes and in our daily lives, however, they can be dangerous if they are not controlled. Fire departments are the first line of defense in a dangerous haz mat situation.

The Eaton's Neck Fire Department will host Emergency Medical Technician Training from January until June. This training will bring candidates from many different departments to Eaton's Neck. The department was chosen due to the excellent reputation of our rescue squad and the high level of individual members.

Yours for fire safety, Rich Baer

3. Additional beach improvements and security as directed by members.

POENB is able to accommodate these cost of living and prudent contingency expenses given that the Valley Grove Note (~\$12,000) for the Bulkhead Project was fully paid in 2022.

With respect to the Savings Fund, the Board plans to routinely budget and fund this expense line item on an annual basis so that if and when emergency repairs are needed to the beach properties, resources are immediately available (e.g., no need to adjust and approve the existing budget to pay for emergencies).

A vote on this budget by members will occur at the next meeting on February 3, 2023.

Budget follow-up Discussion:

Frank P chimed in to comment that this is proposed. We haven't spoken to all our vendors are. It is Frank's hope to stick close to last year. Last year we had a great year where most expenses stayed flat. But we're factoring in some possible increases.

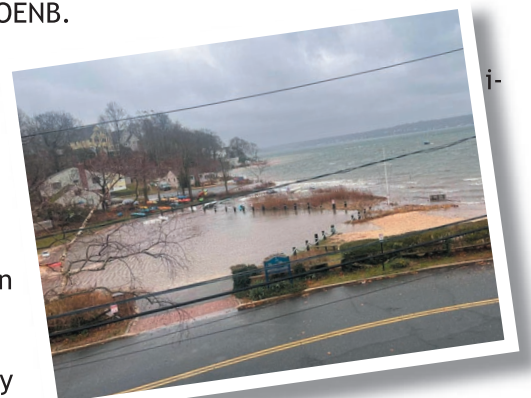
A member asked whether there was anything in the budget for replacing the split rail fence. Frank indicated that a survey would be sent out to get a pulse of the community as to what its needs and wants are and suggested everyone complete it. Were this board to tackle the split rail Frank felt that it would best be done in stages. First phase, collect all useable wood and repurpose it by trying to get the posts solidly in then use the best of the wood to get at least a good top rail running the length of the property. Then new stock could be brought in to complete it. The job could be done over a few years in stages.

That fence has always been a hot button topic along with better security overall. Frank opined that he feels cameras are a better defense than a fence. A member chimed in to suggest maybe replacing the fence was a waste of time and perhaps the community should consider removal and having the hedges be the barrier. Another member asked about the circle at Worcester where non-members access the property. Frank agreed it's an issue but beyond putting up a big fence there that nobody wants, better signage may be the only solution.

Membership survey:

Discussion of the fence dovetailed into Frank revealing that the Board had just sent out a membership survey to members. One of the survey's key priorities it to give members a chance to offer suggestions on what projects they'd like to see completed as well as provide feedback on satisfaction with services provided, social events and communicate their interest in volunteering and/or becoming more involved in POENB.

President Frank Pasquale urged all members to complete the survey as soon as possible. Remarkably, approximately 55 surveys had



been received as of 8 pm the day the survey was sent out (January 6, 2023). Frank is committed to transparency and will

try to provide an “early read out” on the results of the survey at the February meeting.

Social Update:

We didn’t have a social report but Frank indicated the goal was to get out a social calendar in February so that folks could plan ahead. There are a lot of questions about social in the survey and the Board looks forward to hearing the opinion of members.

Committee Reports:

• Drainage Report -

Ryan Cote reported that he called Nima Hamzeh the week before Christmas. Nima is the secretary of Highway Superintendent Andre Sorrentino. The goal of the call was to get an update from the Town of Huntington as to what they’re doing, if anything. Ryan reminded attendees that we had sent about six people in the Town’s Highway, Engineering and Supervisors’ Departments detailed letters in the fall. Thus far we have no updates.

Ryan provide some background-- after Laser Industries (the Town’s preferred vendor) did the drainage work in 2022, there were several heavy rainstorms in summer and fall of 2022 that resulted in flooding that was just as bad if not worse than before work had commenced. With the POENB and residents questioning the design of the project and whether it could handle the capacity of storm water we now receive, the TOH hired an engineering firm (H2M architects and Engineers of Melville) to conduct a study to determine the root cause of the problems and propose possible solutions. This latest study was commissioned in September 2022 and was expected in approximately six weeks. As of Ryan Cote’s call to the TOH in late December, the study had not yet materialized.



On the December call, Nima told Ryan that he had no new updates on the status of the study. Ryan also asked Nima Hamzeh if the TOH was investigating the possibility of a federal infrastructure grants to defray the cost of any projects the engineering firm might recommend. Mr. Hamzeh seemed indicate that he was unaware of the town requesting any federal grant money in this instance. A brief discussion ensued that during this time of Federal infrastructure monies being made available, it was felt the Town certainly needs to be going after this money. Ryan

Coach
REALTORS

Happy New Year!

May 2023 bring you all health,
happiness and prosperity.

Thinking of selling your home in the new year
but have questions about the market?
Where are prices projected to go over the next 12 months?
What is your home worth?
When is the best time to sell?

Specializing in our neighborhood for 22 years,
I can help answer all of your questions.

Angela Bracciante
Lic. Real Estate Salesperson
516.526.2737
abracciante@coachrealtors.com
www.Abracciante.coachrealtors.com
66 Gilbert St, Northport NY 11768

*I am never too
busy for your
kind referrals!*

concluded his conversion with Nima, with the request that the Highway Department keep the POENB Board in the loop” once the study is in.

Ryan followed up the call-in later December with a meeting with Assemblyman Keith Brown in early January. Mr. Brown was part of the original contingent of Town Employees and engineers who came out to do a walk through after our flooding in September. Ryan provided Mr. Brown with a thorough update on all our issues and trouble spots, including all relevant photos and video from our flooding - plus photos from the December 23rd high tides.

It was a good meeting. Ryan noted that we’ve had no response from the Town as yet. The Town has a tendency to disappear. The two-fold meeting with Brown was 1) to see if he could assist us in circling the wagons on the highway department and the supervisor’s office and the engineering study group to try to get updates on what they intend to do and when they might be doing it. 2) the second issue discussed was the possibility of POENB obtaining some DEC permits which would allow us (or the TOH to assist us) in repairing and restoring our beaches after these terrible weather events which cause major and expensive damage

Mr. Brown suggested he would attempt to convene

a meeting of some of the key players in the Town to see if he could assist us in moving the ball. He suggested we begin reaching out to some of the other recent elected official in the area (names mentioned were Congressman Nick LaLota, NYS Senator Mario Mattera and Legislator Stephanie Bontempi were names mentioned). He noted that they would be good people to try to bring up to speed to see if they can help us with regard to securing federal funding. He noted that with regard to obtaining federal funds if your representatives are not on the ball, you don't get it.

A Follow-up drainage discussion -

Frank reminded meeting attendees that the last thing that Mr. Sorrentino indicated was that he wanted to do when he left in September was to scope the storm water pipe from the top of Valley grove to the outfall pipe but that hasn't yet occurred.

Ryan Cote indicated he will continue this effort by reaching out to John McCarron, Ed Smyth's Deputy supervisor. He also thanked Assemblyman Brown for his time, noting Mr. Brown was keyed in and focused on this issue and will definitely be an ally and advocate for the POENB as we move forward. Christine Ballow reiterated the need for us to introduce ourselves to our new just- elected officials because after re districting they don't know what our specific problems are.

• Beach

Frank stated his opinion that Prices Bend may have gotten some sand back after the December Storms. Ryan noted that he had dragged a bunch of heavy dinghies out of the parking lot after the December storm and folks need to go down



Frank concluded by noting that there will be two beach cleanups this year, a Prices Bend cleanup and a valley grove cleanup—if member you can't make it one weekend they can make the other. Sweat equity will allow us to re build our beaches at less expense.

He further noted that volunteerism doesn't stop at those two weekends. If you have special skill, let us know. We have plenty of projects you can help. If you're available on a Tuesday afternoon and you want to fix a stair or paint a building, we'll find something for you to do.

• Changing Tides:

Ryan Cote indicated the goal will be to put out our usual 9 Tides issues in 2023. Frank indicated that he'd certainly write the majority of Presidents messages but that he'd like his board to write a few of the messages as well. It's something new and a departure but it will give all the board members an opportunity to discuss issues they're working on.

All Other Business:

The next meeting will be held on Friday, February 3, 2023 at 7:30 pm. The meeting will be held in person and via zoom.

The meeting adjourned at approximately 8:20 pm





2022 Northport Market Snapshot



210 Homes Sold



\$827,500 Median Price
(+15% YOY)



24 Median Days on Market



\$3,000 Median Rent



Owais Iqbal
 Real Estate Salesperson
 c.516.474.8408
 owaisiqbal@danielgale.com
 owaisiqbal.danielgale.com

Residential Sales Data Per OneKey MLS.
 Each Office Is Independently Owned And Operated.





A New Way to Attend POENB Meetings

We've held POENB meetings in person and we've held them via zoom. Now, for your convenience, we're going to experiment with combining both experiences at once. Beginning February 2023 the POENB will meet live but will also zoom during the live meeting so those who cannot make it can still attend virtually.

We still strenuously encourage members to come and sit in the room with us. Nothing compares to face to face, in person interaction. And the post-meeting gatherings are also a fun way to get to know your neighbors. However our ultimate goal is to engage POENB members however we can and wherever they are. This modification will, we think, be a positive, step in that direction. Please note, all zoom attendees will be required to identify themselves for attendance and voting purposes. Failure to put a name up in a zoom call may result in a request to vacate.

POENB meetings will continue on Fridays at 7:30 at least until April. It is possible the meeting time will change after that but that is still being discussed. We hope to see you at our February 3rd meeting where a key issue vote on the budget will be conducted. All voters, zoom or otherwise, must be members in good standing to vote and there will only be one vote per household.

Bulletin Board

*** Notice of Key issue Vote ***

Revised on January 22, 2023.
Proposed budget is on Pg. 2 of this issue.

Please join us at
our next POENB meeting
which will be held both via Zoom
and in-person at the
Eaton's Neck Fire House

on
Friday February 3rd 2023 at 7:00 pm.

At that meeting, we will conduct a
Key Issue Vote to approve the proposed
2023 Budget (revised). Voting will be
conducted with one vote per member
household
and the issue shall be carried
by a simple majority of votes cast.

Please affix your POENB boat stickers on its hull.

The high tides in last month's December storm swept at least 15 dinghies and kayaks from their spots up into the parking lot. Very few of these boats had their POENB stickers displayed. After we dragged them back to the racks we had to leave them lying on the ground because we had no idea where they belonged. If you appreciate the re-organized watercraft system, please help us make it work by taking the final step and putting your sticker on.

Changing Tides 2023 Print Schedule

Schedule subject to change if needed. In those months that we don't print, the Minutes will be e-blasted to members.

January	Aug/Sept
Feb/March	October
April	November
May/June	December
July	





**PROTECTIVE
WEALTH
CONSULTANTS**



**Ameriprise
Financial**

631.414.7354

protectivewealthconsultants@ampf.com

A financial advisory practice of Ameriprise Financial Services, LLC
Ameriprise Financial Services, LLC, Member FINRA and SIPC. © 2020 Ameriprise Financial, Inc. All rights reserved.

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



Cano's Painting & More

Willy Cano
Painter/Handy man
Cell (631)693-9010
Canospainting@hotmail.com
Vist us on Facebook:Cano's Painting



HAPPY NEW YEAR

Houses are selling in this changing market. For all your real estate needs, please feel free to contact me.



Carole Kilcullen Bishop
Licensed Associate Real Estate Broker
Cell: 516.241.9619
Office: 631.754.3600
cbishop@signaturepremier.com



SIGNATURE

PREMIER PROPERTIES



MARKET UPDATE FOR
EATON'S NECK & ASHAROKEN

JUST SOLD
BY CAROLE



13 Norfolk Drive, Northport

SOLD

13 Norfolk Drive	\$590,000	1/11/23
27 Carlisle Drive	\$565,000	11/30/22
72 Winkle Point Drive	\$1,399,000	11/23/22
3 Rugby Court	\$587,000	11/3/22
12 Robert Lennox Drive	\$720,000	11/3/22
12 E. Bevin Road	\$1,200,000	11/1/22
561 Asharoken Avenue	\$1,550,000	10/3/22
71 Bevin Road	\$2,050,000	10/3/22
4 Rugby Court	\$799,000	9/30/22
280 Asharoken Avenue	\$2,875,000	9/28/22
2 Cherrylawn Lane	\$1,413,000	8/25/22
250 Asharoken Avenue	\$1,699,999	8/5/22

*Not all properties shown were listed and/or sold by the licensee.
If your property is currently listed with another brokerage please disregard. It is not our intention to solicit the listings of other brokerages.