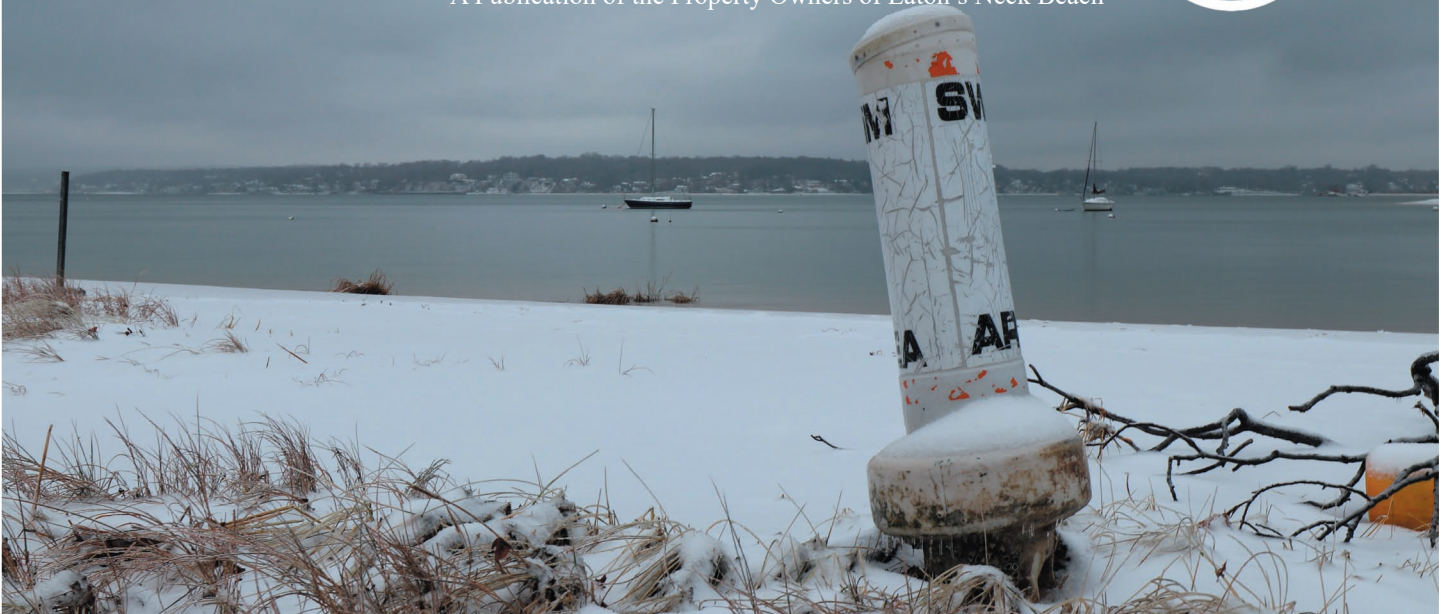


Changing Tides

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



President's Message

Dear Eaton's Neck friends, family and neighbors,

By way of a brief introduction, my name is Tom Kehoe, Jr. and I was recently elected to serve as the President of your Property Owners of Eaton's Neck Beach (POENB) association. I will have you know that I view the opportunity to serve you all as a great privilege and you have my promise to always work to put the good of our community at the fore of all the decisions the Board and I collaboratively make together.

I spent the better part of my childhood growing up in Eaton's Neck and now have the amazing opportunity to raise my children here. Along with my wonderful wife Casey and our three daughters, we are thrilled to call Eaton's Neck our home, amongst some of the nicest and most thoughtful neighbors around.

The current POENB Board is made up of some of the most dedicated members of the Eaton's Neck community and I am very excited about the opportunity to serve alongside them. As far as our efforts this coming year, your POENB Board is committed to continuing the maintenance and care of our cherished Price's Bend and Valley Grove Beaches as well as working with our beloved Fire Department and our neighbors in the Eaton Harbors Corporation and the Village of Asharoken to preserve our community.

To that end we have identified several critical infrastructure repairs like the stairs at Valley Grove Beach, the landscape maintenance of both beaches and the general safety and security at both beaches that will receive our immediate attention.

In closing, I invite you all to drop me a note, or anyone on the Board you may know, if there is anything at all you would like us to consider addressing. And please consider joining us in person at our monthly POENB association meetings.

With warmest regards,
Tom Kehoe, Jr.
POENB President

January 2024

POENB Minutes

Friday, January 6, 2024

The meeting was held in person from 7:00 pm to 8:20 pm at the Eaton's Neck Firehouse.

The **Pledge of Allegiance** was recited followed by a roll call of officers.

Officer Roll Call:

- Tom Kehoe - President
- Ryan Schaefer-Walker - Vice President and Treasurer
- Anthony Fusaro - Assistant Vice President
- Yvonne Lambertson - Assistant Vice President (Technology, Web and Communications)
- Steve Neuf - Assistant Vice President (Engineering and Special Projects)
- Sally Neal - Recording Secretary
- Nancy Regan - Corresponding Secretary



Attendance:

Approximately 18 members, NOT including officers, were in attendance.

Christine Ballow's motion to accept last month's minutes as posted on the POENB website and in the Changing Tides was seconded and the minutes were approved.

Correspondence - Nancy Regan

Nancy reviewed the list of inquiries, comments and correspondence that the Board received in December. The dates, person or persons initiating the question/correspondence and the topic discussed (if relevant) are listed below. The Board's response to selected items is also included.

- In response to the emails sent to members about removing watercraft by December 1, 2023, three members emailed the Board stating that illness and other issues prevented them from moving their watercraft by the deadline but said they should be able to move their boats by January 31, 2024.

- Email from John Ballow updating the Board on PSEG activities.

- On January 7th, PSEG will activate the buried electrical lines, (divided into six zones), on Eaton's Neck Road between Bevin and North Creek.

- PSEG is currently trimming trees around Eaton's Neck to help prevent outages resulting from non-buried electrical lines.

- In Q2 '24, PSEG, in conjunction with the TOH and the VOA, will be repaving Eaton's Neck Road to repair any damage caused by the underground power lines.

- Members expressed safety concerns regarding the road between Bevin and the Fire House and suggested (1) widening the road shoulders, (2) painting a line on the road to denote a jogging/bike path, (3) installing a "blind hill/do not pass" sign on both sides of the road between Locust Lane and Winkle Point Drive, and/or (4) create a "path" between Essex Drive and North Creek. John Ballow stated that Bob Dennis volunteered to communicate these safety requests to PSEG, TOH and VOA prior to the Q2 '24 road construction.

- Verbal inquiries regarding the ~7 month delay in moving the unsightly and potentially pest-ridden dirt pile at PB. Initially, the dirt was going to be moved from PB to level the bulkhead at VG. However, given cost and logistical issues, the Board plans to spread the pile across the PG parking lot. Tom Kehoe stated that this work should be done by January 31, 2024.

Treasurer's Report - Ryan Schaefer-Walker

Ryan presented the Income Statement for the period January 1, 2023 to December 31, 2023 and three Balance Sheet line items as of December 31, 2023 as well as the proposed income statement budget for 2024.

In 2023, POENB generated a surplus of \$3,187. The Association also had cash on hand of approximately \$26K as of December 31, 2023.

In 2024, the Board is recommending increasing both annual membership dues and watercraft fees given (1) inflation/cost of living increases (e.g., insurance increased 30% in 2024 vs. 2023), (2) member preferences to use third party contractors (vs. volunteers) for beach maintenance work (e.g., spring clean-up) and (3) several repairs needed at both beaches (e.g., stairs at VG, playground equipment and fence at PB). Early bird senior and regular memberships will be \$180 and \$275, respectively while non-early bird senior and regular memberships will be \$200 and \$305, respectively.

- Previously, one watercraft spot was free with each membership. However, this year, the Board is proposing that watercraft spots would be purchased separately and would not be included in the annual membership. The proposal is \$30 for the first spot and \$60 for large watercraft.

- Assuming membership numbers, types (senior vs. regular) and timing (early bird vs. standard) remain the same in 2024 (vs. 2023); the changes in dues and fees should increase revenue by \$11K.

- The Board estimates that in 2024 beach expenses will increase by \$14K and beach improvements will increase by \$5K. PB beach security will decrease in 2024 since the 2023 expenses reflected the cost to both install and maintain the security camera.

- In 2024, the Board will put all third-party contracts out for competitive bid to obtain the best value for money. Vendors will be selected based on a combination of their all-in cost, experience, and quality of work performed.

- The 2024 budget, therefore, is a "breakeven" proposition. Once the budget is approved, the Board will create a list of improvements for 2024 and a proposed prioritization. Members can provide feedback on this list in March 2024.

The actual financials for 2023 and the proposed income statement budget for 2024 are presented on page 3.

The following exchange, about the 2023 actuals and the proposed 2024 budget, took place between members and the Board.

Q1: Will the proposed increase in dues and watercraft fees be sufficient to cover the increase in expenses? **A1:** No. Expenses will exceed revenues -that's why 2024 is projected to be a "breakeven year." It is also difficult to accurately estimate the number of members and the type and timing of their memberships and forecast the cost of improvements and repairs. If needed, the Board will explore additional revenue opportunities in 2024.

Q2: How do these proposed annual dues and fees compare

2023 Actual and 2024 Proposed Budget



	<u>2023 Actuals</u>	<u>2024 Budget</u>
Income		
Beach Usage/Rental Fees	\$2,016.00	\$2,000.00
Changing Tides Ads	\$2,150.00	1,500.00
Interest Income – Bank	0.00	0.00
Membership Dues		
Senior	\$18,506.00	\$19,670.00
Regular	31,258.00	41,200.00
Total	49,764.00	60,870.00
Social Events		
4th July	\$935.00	\$1,000.00
Parti Gras	\$4,936.00	\$5,000.00
Endless Summer	\$1,640.00	\$2,000.00
Total	\$7,511.00	\$8,000.00
Watercraft Income	\$639.00	\$4,020.00
Total Income	\$62,079.00	\$76,390.00

<u>2024 Membership Pricing</u>		
	<u>Early Bird</u> (by 3/31)	<u>Regular</u> (after 3/31)
Senior (62+)	\$180	\$200
Non-Senior	\$275	\$305
1st Watercraft Spot		\$30

Expenses		
Bank Charges & Fees	\$60.00	\$0.00
Beach Expenses	\$7,534.00	\$22,400.00
Beach Improvements	\$10,579.00	\$15,000.00
Beach Security Expense	\$3,742.00	\$1,300.00
Changing Tides Expense	\$3,773.00	\$3,960.00
Insurance	\$12,011.00	\$12,500.00
Meeting Expenses	\$11.00	\$1,000.00
PayPal Fees	\$932.00	\$0.00
QuickBooks Payments Fees	\$17.00	\$0.00
NY State Sales Tax	\$27.00	\$0.00
Social Expenses		
4th July Parade	\$1,500.00	\$1,500.00
Egg Hunt	\$491.00	\$250.00
Parti Gras	\$4,280.00	\$4,500.00
Endless Summer	\$2,273.00	\$2,500.00
Turkey Trot	\$127.00	\$150.00
Halloween	211.00	\$200.00
Total Social Expenses	\$8,882.00	\$9,100.00
Software/Website Expenses	\$737.00	\$750.00
Utilities		
Prices Bend	\$6,307.00	\$6,480.00
Valley Grove	\$880.00	\$500.00
Total	\$7,187.00	\$6,980.00
Total Expenses	\$55,492.00	\$72,990.00
Beach Infrastructure Funds	\$3,400.00	\$3,400.00
Net Income	\$3,187.00	\$0.00
Balance Sheet Items		
• Operating checking	\$ 19,092.00	
• Beach Infrastructure Fund	\$ 5,400.00	
• 50/50 Savings	\$ 640.00	
• PayPal Bank	\$540.00	
• Petty Cash	\$200.00	
Total Cash	\$25,872.00	

to other beach associations? A2: In terms of absolute dollars, POENB's membership is much less than other private beaches. Eaton's Harbor charges \$425 per year for its sluice beach. HBCA (Huntington Beach Community Association) in Centerport has unbundled their prices and charges separately for beach usage (\$285 regular/\$255 senior), boat ramp and dock access (including 1 dinghy/kayak spot) (\$395 early bird and \$415 standard), and optional security charge (\$25). HCBA also has a "sustaining" property membership (\$130) that is used to support the upkeep of the beach property as an asset to home values. A sustainer can participate in sponsored events, general meetings and vote - but cannot use the beach or boat ramp/dock. HBCA charges \$50 for additional watercraft spots. There are several other private beach clubs in Long Island and Westchester that charge several thousand dollars a year but have significantly more amenities and services (permanent clubhouse with indoor plumbing and showers, lifeguards, eating facilities, pools, and paved parking lots). There are ~10 beaches in the TOH. A seasonal pass is \$40 and a day pass is \$30. The beach pass does not include boat/ramp access. TOH charges \$100 per year for small watercraft rack space and \$200 for large boats (sailboats, catamarans). The TOH also imposes fines on watercraft that are NOT removed at the end of the season.

Q3: Have sufficient funds been allocated to beach security - specifically at PB given prior year issues (e.g., non-member and non-EN residents parking in the lot, launching their boats, and conducting early morning rendezvous in the parking lot as well as individuals throwing flammable bottles into the fire pit and vandalizing selected equipment). A3: There may be a need to provide additional security (e.g., a permanent fence discussed in 2023). However, members will need to prioritize beach projects given the multitude of needs/requests and projected revenues.

Q4: What capital improvements are preliminarily included on the prioritization list? A4: In no particular order, the preliminary list includes: (1) fix stairs at VG, (2) install motion detecting lights at VG, (3) complete installation of split rail fence at PB, (4) improve landscaping at VG - including debris near the kayak rack, (5) improve layout, functionality and



landscaping at PB - including watercraft racks, and (6) repair/improve safety of playground at PB. All items that are unsafe or dangerous will be given an A-1 priority.

Other Business:

Watercraft - Yvonne Lambertson and Tom Kehoe

The deadline for removing watercraft from both beaches was December 1, 2023. Unfortunately, there are still ~20 craft at PB. Pictures of these boats are shown on the POENB website. The Board has sent several direct and blast emails to the community - with limited effect. The Board respectfully requests that members remove their watercraft from the racks/beach so that the beach can be properly cleaned and maintained.

The Board is considering more strictly enforcing the watercraft removal rule (e.g., all watercraft not removed by February 28 will be piled in the PB parking lot and then either sold or carted away).



EATON'S NECK FIRE DEPARTMENT

On January 1st 2024 the following officers were sworn in after being elected in December 2023.

The Chief of Department is John Pokorny, the first assistant Chief is Mike Pinto and the second assistant Chief is Robert Ryan. The Fire Captains are Gregory Atkins and Gary Schwartz. The fire Lieutenants are Sean CuiFFo and Paul Ruberio. The Rescue Squad officers are Captain Andrew Reid and Lieutenant David Walker- Schaefer. These members will provide the department with leadership and direction for the coming year.

There is a new product available for home fire protection. It is an **Emergency Fire Blanket** which smothers fires and is a welcome addition to fire extinguishers because 83% of homeowners do not know how to use fire extinguishers. In addition, because 48% of fires in homes start in kitchens, the **Emergency Fire Blanket** is an easy to use product for small kitchen and stovetop fires.

Simply pull the tabs and place the opened blanket over the fire. There is no extinguisher residue to clean up. It is reusable and works with many types of fires. Please consider this protective product for your home. The emergency fire blanket can be found on Google.

Yours for fire safety, Rich Baer

2024 is a watercraft reassignment year. All members requesting and receiving a watercraft spot are asked to affix stickers.

Changing Tides - Tom Kehoe

The Board recognizes the communication value of the Changing Tides (CT) newsletter. The Board is currently reviewing opportunities to (1) reduce the creation, printing and distribution cycle time and (2) increase ad dollars from the Changing Tides. In FY 2022, PDF versions of the CT were stored on the POENB website. The Board is also considering uploading earlier editions (pre-2022) of the CT to the cloud.

POENB Documentation and Administration - Tom Kehoe

In 2024, the Board will consolidate, organize and secure POENB legal and administrative documents. A single, comprehensive, and safe storage space will make it easier for the Board to quickly access documents and enable a more seamless transition for new Board members. The Board asks members (especially former Board members) who may have key documents (contracts, policies, warrants, and/or notes) to please contact the Board (poenb@info.com).

Fourth of July Parade:

The Eaton's Neck Fire Department (ENFD) has organized an annual Fourth of July parade every year for 50 years. While this historically fun and patriotic event has delighted both young and old residents, as noted in the August edition of the Changing Tides, members had three concerns about the most recent Fourth of July parade.

1. Aggressive water balloon "fighting." Some water balloons were aimed directly at members' and elected officials' heads

and some were launched with lacrosse sticks and slingshots that increased both the force and distance with which the balloons could be hurled.

2. Non-EN residents were often the most aggressive water balloon fighters.

3. Significant debris from the broken water balloons which residents had to remove. Remnants not picked up found their way to the sewers and shoreline which posed an environmental hazard to local fish and bird life.

While the Fourth of July Parade is planned and sponsored by the ENFD, POENB collaborates on the event by inviting local elected officials to speak. In 2024, the number of (1) Fire Departments participating will be reduced, (2) "wet areas" will be curtailed and (3) family-friendly events (parade floats) will be increased.

In 2024, Tom Kehoe, as POENB president, will serve as the emcee for the elected official event.

New Date for the Monthly POENB Meetings

To increase attendance at the meetings, starting in February, the monthly meeting will be held in person at the Firehouse and on zoom at 7:00 pm on the first THURSDAY of every month. After the meeting, light snacks will be served to give members a chance to socialize.

2024 POENB Committee Chairs

Please let the Board know if you are interested in serving as a Chair or Co-Chair of one of these committees.

- Membership - Gene Caputo
- Nominating - Christine Ballow
- Planning and Zoning - John Ballow
 - Community Watch (sub-committee) - Phil Cuiffo
 - Road Safety (sub-committee) - Bob Dennis
- Beach - VG - Tom Bishop



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- Beach - PB - Greg Hodges
- Social (at least 2 needed)
 - Heather Brown Kennedy, Sara Coddington-White, Ryan Schaefer Walker and Heather Warrington
- Welcome - OPEN
- Beach Reservations - Nick Cavuto
- 4th of July Parade Committee - OPEN

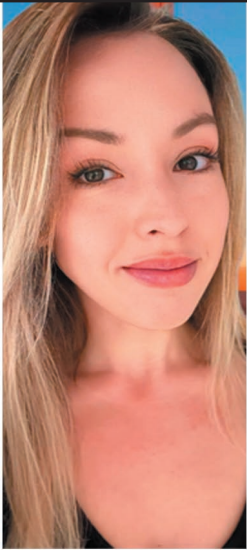
Other:

A new EN resident, Michael Cohen, expressed his interest in becoming more involved in POENB. He has experience installing productivity software/hosting websites for NFPs and also had commercial grade audio and visual equipment that could be used for an outdoor movie night.

The meeting was adjourned at approximately 8:20 pm.

Although future POENB meeting will generally be on the first Thursday of the month, due to a scheduling conflict in February, our first meeting and key issue budget vote will be on Wednesday February 7th at 7 pm - both on Zoom and in person at the firehouse. Zoom (and dial-in details) will be provided via email closer to the meeting.





“Hi Neighbor, my name is Candace Clements. I am a fellow resident of Eatons Neck and a licensed NYS Insurance Agent with Ackerly Insurance Agency. I work with over 15 premium insurance companies and provide low-cost homeowners, auto, marine, and commercial insurance.”

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Bulletin Board



POENB Key Issue

Notice of Key Issue Vote

Please join us for POENB's February Association meeting to be held in on Wednesday, February 7th, 2024. The meeting will take place in person at the Eaton's Neck Fire House and will be streamed via Zoom. Zoom log-in information will be sent to Members via email prior to the meeting. At that meeting, we will conduct a Key Issue Vote to approve the proposed 2024 Budget (printed on Pg. 3) Voting will be conducted with one vote per member household and the issue shall be carried by a simple majority of votes cast. As always, please email the Board at info@eatonsneck.org with any questions.



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

Big News . . .

Our monthly POENB meetings will be on Thursdays beginning in March!

Our February Meeting will be held on Wednesday February 7th where we will vote on our 2024 budget. Thereafter, beginning in March, our monthly meeting will be held in person at the Firehouse and on zoom at 7:00 pm on the first Thursday of every month. The only exceptions to the Thursday meeting date are in March, July and December. We hope this will inspire increased attendance. After each meeting, light snacks will be served so members can socialize. Our proposed meeting schedule is as follows, pending final ENFD approval:

Wednesday Feb 7th
Thursday March 7th
Thursday April 4th
Thursday May 2nd
Thursday June 6th
Friday July 12th (due to Independence Day)
Thursday August 1st
Thursday September 5th
Thursday October 3rd
Thursday November 7th
Wednesday December 4th (due to room availability)



In Remembrance . . .

Eaton's Neck does not work as a concept or a place without the talents and contributions of its residents. We are one patchwork quilt of a thousand tiny gestures - some are noticed, while many are not. But when a neighbor takes time out of his or her busy life to put something of themselves back into our community, we are all enriched.

All too often we take these gifts for granted until that person is gone. Sadly, Eaton's Neck lost four such people in a very short span over the past few weeks. We take a moment, with this page, to say thank you to them for making our lives richer for having known them.



Joe Bonsignore

Joe Bonsignore, formerly of Durham Court, passed away on December 5th at the age of 90. Joe and Georgina were early pioneers out here---when Eaton's Neck still had a few vacant lots and kids wore bell bottoms. They raised a loving family, a few of whom came home to raise a few grandchildren as Neckers. Before he assumed the rank of "poppy", Joe was in the US Army. He served both community and country and was buried at Calverton National Cemetery.

Jan Sharlun of Norfolk Drive, passed away on January 5th. Through her love of guitar and song, Jan inspired many a timid Eaton's Neck child to step out of the crowd and join her at the mic. It just wasn't July 4th unless Jan was reminding us, through song, why America truly was the beautiful. Jan was also one of the Neckers who decided, back in the early 1970s, that our tiny home ought to have its own "little" July 4 parade. We're still marching in her footsteps.



Jan Sharlun



Joe Cancroft

Newer residents might not know Joe Cancroft of Peterborough, but if you've attended Parti Gras you know what he stood for: friendship, kindness and being a good neighbor. Years ago, Joe and Karen decided Eaton's Neck needed a party all its own, where families could kick back and get to know one another. The result was Parti Gras and who knew way back then it would grow to be our biggest event? Joe knew it all along. He lost his brave battle on January 8th.

Fred Brumm passed on January 13th at the age of 91. He was a beloved husband, father, grandfather and great grandfather. He was also an Air Force pilot who parked his sea plane right at Prices Bend. That alone would be enough to make him a legend, but piloting is easy compared to getting a duck to march in a straight line. Fred is also the man who, for decades, has led our July 4 parades with his cast of marching ducks. Fred and Pat have been giving back to Eaton's Neck for over 60 years and we are all the better for it.



Fred Brumm & Friend