

Changing Tides

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



Dear Friends of Eaton's Neck

Dear Eaton's Neck Friends, Family, and Neighbors,

Let me begin by wishing everyone a Happy Spring. As we bid farewell to the winter chill and welcome the vibrant colors of spring, I am filled with excitement and anticipation for the wonderful activities that lie ahead for our community. I think you can all agree that there is nothing quite like the spring and summer seasons in our beloved Eaton's Neck. In the coming weeks and months, we will host and welcome several tried-and-true POENB events, such as the Easter Egg Hunt, Friday night barbecues, and others.

In other news, I want to take the opportunity to thank John and Christine Ballow for the work they have done in recent years to raise awareness about the power outages in Eaton's Neck. You may recall during the winter months seeing the PSEG crews working to improve the power lines that run from Bevin Road to the top of North Creek Road. That work was recently completed, and the immediate impact was a significant reduction in the power outages for our community. This work that PSEG conducted this past winter was, in large part, the direct result of the Ballow's advocacy, and on behalf of our entire community, I salute and thank John and Christine.

I also want to thank everyone who helped to make this year's watercraft storage renewal a success. In particular, POENB Board members Yvonne Lambertson and Ryan Schaefer-Walker, who coordinated the process from start to finish. In addition to properly reassigning watercraft storage spots, this effort will help to make the upcoming seasonal beach clean-ups possible.

In closing, as I have in the past, I encourage everyone who calls Eaton's Neck their home to come and join us at our POENB meetings that occur every month. The date and time of those meetings are posted on our website and Facebook page. The POENB meetings are open to everyone and provide a much-needed public forum for all of us to get together to discuss the issues of the day. And lastly, if there is any issue or concern that you feel that the POENB can address or assist you with, please do not hesitate to reach out to us. We are your fellow Eaton's Neck friends, family, and neighbors, and we are here to help.

With warmest regards,
Tom Kehoe Jr., POENB President

March 2024



POENB Minutes for Thursday, March 7, 2024
 The meeting was held in person at the Eaton's Neck Firehouse and also on Zoom
 7:00 pm to 8:20 pm

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
- Yvonne Lambertson - Assistant Vice President (Technology, Web and Communications)
- Steve Neuf - Assistant Vice President (Engineering and Special Projects)
- Anthony Fusaro - Assistant Vice President (Absent)
- Sally Neal - Recording Secretary
- Nancy Regan - Corresponding Secretary

Attendance

There were 12 members physically in attendance, not including the six officers. Four people also dialed in via Zoom.

Nancy Regan's motion to accept last month's minutes as published on the POENB website was accepted.

Correspondence - Nancy Regan

Nancy reviewed correspondence the Board received since the last POENB meeting. Items of note included:

1. Email from John Ballow, POENB's representative to the Eaton's Neck Community Working Group (ENCWG). A wrap-up meeting will occur at the EN Firehouse on Friday, March 15th at 9:00 am. Attendees will include local TOH and SC politicians, representatives from the 8 Associations (e.g., POENB, ENFD, Eaton Harbor Corp, Stargazer, USCG, VOA, NCRA, and OOW) that represent ~750 homeowners included in the ENCWG. By way of reminder, the ENCWG was formed in response to an 18-hour power outage that occurred on Friday, February 3, 2023, during a period of unseasonably cold (8 F) and windy (40 mph) weather. This Group's advocacy resulted in PSEG (1) burying electrical lines, (2) updating selected technology, (3) "hardening" the poles and other infrastructure, and (4) trimming the trees.

(This month cover "A tale of two tails" is by Ryan Cote)

Property Owners of Eaton's Neck Beach	
Profit and Loss	
January 1 - March 7, 2024	
	<u>Total</u>
Income	
Changing Tide Income	1,600.00
Interest Income - Bank	0.01
Membership Income	
Regular Membership Income	12,752.20
Senior Membership Income	12,631.16
Total Membership Income	\$ 25,383.36
Social Income	
4th July Income	442.50
Total Social Income	\$ 442.50
Uncategorized Income	0.00
Watercraft Income	2,430.00
Total Income	\$ 29,855.87
Gross Profit	\$ 29,855.87
Expenses	
Bank Charges & Fees	0.00
Beach Expenses	6,720.00
Beach Security Expense	180.00
Changing Tides Expense	1,365.91
Meeting Expenses	617.60
PayPal Fees	227.65
Social Expenses	
Egg Hunt Expense	437.63
Thanksgiving Turkey Trot Expense	127.28
Total Social Expenses	\$ 564.91
Software/Website Expenses	401.07
Utilities	
Prices Bend Utilities	128.81
Valley Grove Utilities	175.29
Total Utilities	\$ 304.10
Total Expenses	\$ 10,381.24
Net Income	\$ 19,474.63
Balance Sheet	
50/50 Proceeds	640.18
Beach Infrastructure Funds - Bank Account	5,400.00
PayPal Bank	275.00
Petty Cash	200.00
POENB Operating Account	38,831.78
Total Bank Accounts	\$ 45,346.96

This meeting will primarily focus on expressing appreciation to PSEG and political leaders for listening to their customers/constituents and rapidly acting to fix a persistent and vexing public safety issue of unreliable electrical services.

All residents are welcome to join this meeting. Bagels and coffee will be served.

2. Email from John Ballow updating POENB members on the status of finding a financially, operational, and politically feasible solution to "permanently fixing" the Bevin Seawall. The ENCWG as well as NYS, Suffolk County, TOH and federal

politicians are working to engage with the Army Corps of Engineers (ACOE) regarding the rapidly deteriorating Bevin Seawall. Given the number of groups involved, the process is slow. However, it will only be permanently solved if we are (1) persistent and (2) obtain the necessary critical mass of people for responsible government officials to take necessary action.

Therefore, all residents are asked to sign the change.org petition. We need 5,000 signatures but currently only have 1,600.

If you haven't done so already, please sign the petition - "The Late Great Bevin Seawall - R.I.P." The link was sent in prior emails and is also available on the POENB website and Facebook. Anyone can sign the petition - not just residents of EN. Please forward the link to friends and family.

Watercraft Assignments - Yvonne Lambertson
Due to increasing prices and a desire to provide better maintenance around the watercraft spots, a nominal fee will be charged for watercraft storage. Unlike prior years, this watercraft storage charge is not included in the annual member dues. To obtain a watercraft spot, you must be a member in good standing. Watercraft spots are valid for two years. Additional information on watercraft storage is available on the POENB website <https://EatonsNeck.org/watercraft/>

Treasurer's Report - Ryan Schaefer-Walker
The Treasurer's report includes both the Income Statement for the period January 1, 2024 to March 7, 2024 and the Balance Sheet as of March 7, 2024. The Income Statement shows that 85% of the revenue to date is attributed to membership dues. The remaining revenue comes from Changing Tides ads, watercraft income, and some social income. Expenses are higher in this period than in prior years at this time since selected 2023 bills were paid in 2024. As shown in the balance sheet, POENB has approximately \$45,347 cash on hand.

Membership - Gene Caputo
As of March 7, 2024, 114 EN residents have chosen to become POENB members. The "early bird" special for membership ends on March 31, 2024. It appears that the number of members at this time is equal to or greater than it was at this time in 2023.



EATON'S NECK FIRE DEPARTMENT

The department sadly announces that Joseph Cartolano, Ex Chief and 44 year-long member has answered his last alarm. Chief Cartolano passed away on Monday, February 26, 2024 in the arms of his loving family. Joe grew up on Eaton's Neck, graduated from Northport High School, married and raised his family on Eaton's Neck., His continuing, devoted, loyal service to the community will be sorely missed. He was a man among men, a friend, an influence, a leader, a doer.

His sense of humor infected all who came in contact with him as duties were performed in the department. He was devoted to his family, friends and the fire department and he provided immeasurable service to the Eaton's Neck community for more than four decades. He will be sorely missed by all who knew him. May he rest in peace

Social Committee - Yvonne Lambertson and Ryan Schaefer-Walker

Yvonne, Ryan and Jeanmarie Mansfield have been busy planning and preparing for the annual Easter Egg Hunt. This year's event is scheduled to occur on Palm Sunday, March 24th at Price's Bend. The event will start at 12 noon (when the fire whistle blows). The rain date is Easter Sunday, March 30th.

Participating children will be divided into three groups by age: 2 to 4, 5 to 10 and 11+. Approximately 2,000 eggs will be hidden around the beach and each egg will be filled with a surprising variety of fun and delectable treats. The "Easter Bunny" will also make a special appearance and will be available for photos.

Please come 15 to 20 minutes before the official start of the event because once the whistle sounds, the hunt is on!

Regina Grosso will also have access to the Bevin Seawall change.org petition to make it easier for Easter Egg Hunt attendees to sign the petition (if they haven't done so already).

Beach Committee Report - Tom Kehoe

Sally Neal and Tom Kehoe are interviewing landscapers for both beach properties. At prior meetings, members have identified a number of improvements - many of which are safety (vs. aesthetic) related.

These improvements will be made to the extent that the budget allows.

The Early Bird Special Ends March 31st,
get your POENB Membership in today!

To download the form or sign up online
Please visit eatonsneck.org/membership

At PB, identified improvements include (1) significant beach cleaning / grooming (e.g., removal of old telephone poles, trash, discarded/no longer useful/operable equipment, unsightly debris (dirt pile)) and (2) the completion of the fence.

The VG property also needs grooming around the watercraft racks and other places. However, the most pressing issue is the poor condition of the VG stairs.

Based on a review of prior VG repairs, it appears that these stairs have been routinely repaired every five or so years. The Board believes that a “fresh look” is in order to make the stairs more durable. Ideas proposed include (1) changing materials (pressured wood, vs. stone vs. synthetic material), (2) placement of the stairs (given they appear to be located directly on the Carlisle water “fall line” and (3) the nature of “under support” provided for the stairs (e.g., use of Sonotubes).

Because these repairs and improvements may be expensive, the Board must first focus on safety and then carefully balance what and how much can be done with the remaining available funds. Mr. Cartolano and Phil Cuiffo, Sr have volunteered to identify solutions to repair/replace the VG stairs and identify vendors. Kevin O’Neill has also offered to remove the dirt pile at PB for a reasonable fee.

POENB Finances and Administration

Since its inception, POENB has operated on a shoestring budget. Historically, the Association has been a “breakeven” proposition with revenues equaling expenses. The modest (vis a vis other neighboring beach communities) member dues typically provide 80% to 85% of total revenues. This revenue stream is totally variable since residents can elect or decline to become POENB members. Over its 50-year history, on

average, approximately 55% of EN residents have chosen to become POENB members. The remaining revenue is typically provided by (1) fees from social events, (2) ads in the Changing Tides, and (3) sales of POENB “swag” (cookbooks, t-shirts, etc..).

In terms of total expenses, 85% are used to maintain the two beaches. Maintenance costs include insurance, beach erosion prevention/repair, infrastructure (stairs, bulkhead, fences, lights, security cameras, playground equipment, picnic tables and grills, etc.) and routine landscaping (shrub and grass trimming) and beach grooming.

These beach costs have increased dramatically given (1) general inflation, (2) rising insurance rates, and (3) the need to rely more heavily on 3rd party contractors (vs. volunteer labor) to conduct improvement and maintenance activities.

The remaining expenses are directed toward the publication costs associated with the Changing Tides and social events.

As a result, the Board is exploring how to generate more revenue so that POENB has sufficient funds to cover basic beach operating and maintenance costs as well as have a “better practices” sized capital reserve.

The Board is also identifying, consolidating, and digitizing important POENB legal and financial documents (e.g., surveys, property deeds, financial statements, membership rolls, copies of the Changing Tides, and significant correspondence with corporations and politicians). A centralized, digitized repository of documents will make it faster, cheaper and easier to (1) search, find and review documents, (2) conduct fact-based horizontal and vertical analyses and (3) on-board/train new board members.

Public Safety/Public Welfare/Community Watch Group

On April 9, 2024 at 7 pm, Phil Cuiffo and members of the Community Watch Group (CWG) will meet with Suffolk County (SC) police at the 2nd Precinct.

The CWG will be presenting a placard to the SCPD in appreciation of their efforts to patrol

vigilantly and respond rapidly to identified issues/calls in EN. The CWG also plans to provide a similar placard to the VOA police, since the VOA police often respond first as a courtesy to the residents of EN.

Phil also spoke about the continuing lack of cleanliness, rule enforcement and routine maintenance of Hobart Beach.

Historically, Crab Meadow, as the “flagship” beach in the TOH’s “fleet,” has received the lion’s share of capital improvement funds. For example, over a period of 4 or 5 years, Crab Meadow received \$5 million in capital improvements vs. the \$100K received by Hobart. Crab Meadow also has many more amenities (e.g., life-guards, refreshment stands, garbage collection, police patrolling, and beach grooming). Finally, on an operating basis, Hobart receives fewer annual operating funds than nearly all of the other 7 TOH-managed beaches.

Phil and the CWG requests that all EN residents remind the TOH about its obligation to properly maintain the Hobart property and enforce beach rules related to non-resident access, dumping, driving vehicles on the beach, camping, fishing without licenses, and overnight parking /early morning rendezvous.

As discussed in last month’s CT, in 2024, the TOH will use more “technology” to monitor non-resident usage of the beaches. It is eliminating booth attendants as well as the old sticker system. Instead, residents will use an online portal to register their vehicle’s license plate. A license reading vehicle from TOH will patrol the parking lot, scan license plates and issue summons to violators.

However, enforcement could be lax given that (1) violators will be “mailed” a summons (not asked to leave the beach immediately) and (2) the TOH has yet to determine when and how frequently cars in the Hobart parking lot will be scanned.

As discussed previously, since Hobart directly abuts PB, the cleanliness, maintenance, and enforcement of permitted activities at Hobart directly impacts the:

1. Condition and attractiveness of PB
2. Cost to maintain PB - since individuals who disrespect Hobart facilities may often spillover to

the PB property and cause damage
 3. Quality of life and property values on EN

Residents are requested to text and/or call the following departments regarding Hobart Beach issues and concerns.


Department Name Dep’t. Contact and Title

Useful Numbers for Hobart Beach. Contact these departments if you see a problem.

Department Name	Department Contact and Title	email	Telephone #	Issues
Parks and Recreation	Cable T. Jamison, Director	CJamison@HuntingtonNY.gov	631-351-3071	Booth attendance
	Walter Edwards, Deputy Director	WEdwards@HuntingtonNY.gov	631-351-3309	Other beach concerns
Maritime Services	Frederick P Uvena, Senior Harbor Master	FUvena@HuntingtonNY.gov	631-351-3255	Beach maintenance
	Garrett Chelius, Deputy Director, Maritime Services	GChelius@HuntingtonNY.gov	631-351-3228	Harbor Master issues (dumping, commercial fishing, boat speeding)
Public Safety	Joseph Cirigliano, Director Suffolk Co. Police	JCirigliano@HuntingtonNY.gov	631-351-3167 911 or 631-854-8200	Gate closing..... Illegal activity Overnight Camping Vandalism Security/ Park rangers

Next Meeting

Next month’s meeting is scheduled for Thursday, April 4, 2024 at 7:00 pm.



Eaton's Neck Fire Department

55 Eatons Neck Road, Northport, NY 11768 (P) 631-757-8932 (F) 631-757-8953

1st Assistant Chief
Michael Pinto

Chief Of Department
John Pokorny

2nd Assistant Chief
Robert Ryan

An Open Letter to the Residents of Eaton's Neck:

Quite simply, we need you. While we are proud of our ability to respond to emergencies with a dedicated staff of 24/7 **VOLUNTEERS**, this level of service depends on ordinary citizens just like you in our small community who give up a portion their valued time to helping others during their time of need. Our ranks are staffed by your neighbors; accountants, electricians, lawyers, nurses, bankers, teachers, etc. While the demographic of our membership is diverse, our mission is the same; to help our neighbors when they call for it, no matter the time, weather, or day.

Although the current staffing has enabled us to continue to provide a high level of service, the need for more volunteers has become increasingly apparent. In 2021, your Eaton's Neck volunteer firefighters and EMS crews answered over 98 Fire and EMS calls for assistance. In 2022, we answered over 116, and in 2023 over 128 calls. Growing call volumes and an aging membership have made the need for new members greater than ever before. To-date in 2024, we have answered more than 10% of the alarm equivalent from last year.

We ask that you consider joining our ranks. In addition to the pure satisfaction of helping your neighbors and free high-quality training, you can receive generous tax incentives, a modest retirement program, up to 100% paid college tuition, and these are just a few of the benefits of joining the ranks of the Volunteer Fire Department. You can choose to become a firefighter, an EMS-only member where you become a NYS certified EMT, or you can do both. No prior experience or knowledge of the fire service is necessary to join our ranks.

Please email us at info@eatonsneckfd.org and ask for more information about becoming a valuable member. Someone from our membership committee will get back to you as soon as possible. I sincerely thank you for taking the time to read this letter, and your consideration of joining our department.

Sincerely,

John Pokorny
Chief of Department
Eaton's Neck Fire Department

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The POENB joins the Eaton's Neck Fire Department in expressing our condolences to the Cartolano family on the passing of Ex-Chief Joe Cartolano. Joe exemplified what service to a community means. He joined the ENFD as a young man and dedicated over four-decades of his life to the department, including a turn as chief. Joe was old school—funny, direct, caring and always “a doer”. His service bridged several generations of Eaton's Neck firefighters and his loss will be felt profoundly.

Watercraft Update

Boat Removal

2024 is a watercraft re assign year. Thanks to all members who removed their watercraft. For those who did not, all remaining craft at Price's Bend have been taken off the racks and placed next to the shed. At Valley Grove about six craft remain on the rack as of this writing. Owners please come claim your boats. If not claimed by beach clean-up, all craft will be discarded.

Boat Return

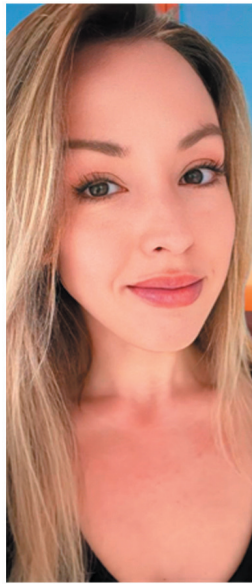
Those assigned a spot in 2024 can bring their watercraft down to the beach starting May 1st. Please do not bring it down before May 1st to allow for rack maintenance & beach clean-up.

Stickers

Every person assigned a spot will received a watercraft sticker for that spot. Stickers must be placed in a visible location on the watercraft or the craft will be removed.

To reserve a watercraft spot

You must be a POENB member in good standing. Reservation forms can be printed out at eatonsneck.org/watercraft.



“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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SIGNATURE PREMIER PROPERTIES

SALES IN ASHAROKEN/EATON'S NECK

6/2023 – 3/2024
DAYS ON MARKET (DOM)

80 Eaton's Neck Rd. - \$829,000 closed 8/30/2023 - 15 (DOM)
 299 Asharoken Avenue - \$1,375,000 closed 9/18/2023 - 17 (DOM)
 2 E. Bevin - \$1,575,000 closed 9/22/2023 - 79 (DOM)
 31 Westview Road - \$950,000 closed 9 / 27/2023 - 19 (DOM)
 106 Cove Road - \$1,050,000 closed 11/3/2023 - 36 (DOM)
 7 Exeter Court - \$850,000 closed 11/15/2023 - 65 (DOM)
 86 Winkle Point Drive - \$875,000 closed 11/21/2023 - 43 (DOM)
 5 Pheasant Lane \$1,729,000 pending 12/21/2023 - 120 (DOM)
 93 Eaton's Neck Road - \$577,500 closed 12/21/2023 - 25 (DOM)
 74 Winkle Point - \$1,380,000 closed 1/31/2024 - 15 (DOM)
 35 S. Harbor Road - \$928,000 pending 2/9/2024 - 115 (DOM)
 26 Norfolk Drive - \$1,399,000 pending 3/8/2024 - 30 (DOM)



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Lisa Pincus
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