

# Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors



I hope this issue of the Changing Tides finds you all well. By now, you are likely aware of how fond I am of the summer season out here in our beloved Eaton's Neck. Seeing our community come alive during the summer months is such an awesome sight to see. However, not to be outdone is the Fall season. Whether it's the beautiful foliage, the welcome cool breezes or the return of the sounds of the local kids at the bus stops in the early morning hours, the Fall months are equally quite the treat.



Closing out the POENB summer events series will be our Movie Night at Price's Bend on September 6th. Our neighbor and friend Michael Cohen has volunteered to host this fun event that is sure to be a great time for all. Please check the POENB Facebook page and emails for further details.



Additionally, at our September POENB meeting we are pleased to be joined by Moses Cocura, Suffolk County's Laboratory Director for the Division of Vector Control. Mr. Cocura will discuss Lyme Disease and its impact on Long Island. There will be time allotted for a question and answer period so please join us.



In closing, I wanted to share that we have a number of POENB Board members stepping off the Board at the close of this year. It goes without saying how grateful we are for their service. To that end, we are asking anyone who is interested in serving on the Board or on a committee to let us know. We welcome anyone who has the time to pitch in.

With warm regards,

Thomas J. Kehoe, Jr.  
President, Property Owners of Eaton's Neck Beach Association

August 2024

**POENB Minutes for Wednesday, August 8, 2024**

The meeting was held in person at the Eaton’s Neck Firehouse from 7:05 pm to 8:35 pm. The meeting was also available via Zoom.

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)
- Sally Neal - Recording Secretary
- Nancy Regan - Corresponding Secretary
- Anthony Fusaro - Assistant Vice President - ABSENT

**Attendance**

There were 7 members physically in attendance, not including six officers.

Tom Kehoe’s motion to accept last month’s minutes as published on the POENB Website was accepted.

**Correspondence - Nancy Regan**

An asterisk identifies a topic that is covered in greater detail in a separate section.

**1. Eaton’s Neck Fire Department (ENFD)**

The ENFD inquired about holding a fundraiser at PB on October 19th. Beer would be included in the price of an adult admission. This request raised two questions:

- Should an exception be made (per the Beach Party Rules) to extend the beach past October 1st to accommodate the ENFD, and
- Does POENB’s and/or ENFD’s insurance cover the consumption of alcohol at the fundraiser

Since nearly all ENFD volunteers are members of POENB, the Board agreed to extend the beach season for the event.

The Board also reviewed the terms and conditions of



POENB’s liability insurance regarding the use of alcohol. Our insurance prohibits the manufacturing, selling or distribution of alcohol but does permit drinking “host provided” and BYOB alcohol.

**2. Lecture by a SC Tick Expert**

In response to Bob Piscani’s suggestion during the June meeting, the Board invited Moses Cúcura (entomologist) at the SC Dept of Public Works, Division of Vector Control to speak with EN residents about the mice, mosquito and tick population and actions residents can take to avoid tick bites.

On the Cover: Another Eaton’s Neck Summer Sailing By, by Kelly Gifford

**Property Owners of Eaton's Neck Beach**

**Profit and Loss**

January 1 - August 7, 2024

	<u>Total</u>
<b>Income</b>	
Beach Usage Income	1,429.27
Changing Tide Income	1,600.00
Interest Income - Bank	0.04
<b>Membership Income</b>	
Regular Membership Income	31,575.13
Senior Membership Income	23,757.22
<b>Total Membership Income</b>	<u>\$ 55,332.35</u>
<b>Social Income</b>	
4th July Income	758.30
Parti Gras Income	3,413.53
<b>Total Social Income</b>	<u>\$ 4,171.83</u>
Uncategorized Income	0.00
Watercraft Income	3,210.00
<b>Total Income</b>	<u>\$ 65,743.49</u>
<b>Gross Profit</b>	<u>\$ 65,743.49</u>
<b>Expenses</b>	
Bank Charges & Fees	0.00
Beach Expenses	23,407.60
Beach Security Expense	566.29
Changing Tides Expense	3,042.87
Meeting Expenses	707.69
PayPal Fees	767.05
<b>Social Expenses</b>	
4th July Parade Expense	2,000.00
Egg Hunt Expense	437.63
Parti Gras Expense	3,947.95
Thanksgiving Turkey Trot Expense	127.28
<b>Total Social Expenses</b>	<u>\$ 6,512.86</u>
Software/Website Expenses	819.27
<b>Utilities</b>	
Prices Bend Utilities	410.27
Valley Grove Utilities	701.14
<b>Total Utilities</b>	<u>\$ 1,111.41</u>
<b>Total Expenses</b>	<u>\$ 36,935.04</u>
<b>Net Income</b>	<u>\$ 28,808.45</u>

**Balance Sheet**

50/50 Proceeds	640.21
Beach Infrastructure Funds - Bank Account	5,400.00
PayPal Bank	950.00
Petty Cash	0.00
POENB Operating Account	48,690.57
<b>Total Bank Accounts</b>	<u>\$ 55,680.78</u>

Wednesday, Aug 07, 2024 09:53:22 AM GMT-7 - Cash Basis

Moses was scheduled to speak at the August 7th meeting. However, shortly before the August meeting, Moses contacted COVID. Moses is now scheduled to speak at the September meeting.

**3. Membership marketing and possible revenue generation opportunities \***

The Board received several emails from members offering their help and expertise to increase membership and generate additional sources of revenue.

4. Bevin Seawall \* - John Ballow emailed the Board updates on the recent actions related to permanently repairing the Seawall.

#### Membership - Gene Caputo

The membership numbers included in last month's CT (as of 7.12.24) were slightly overstated; they were incorrectly listed as 243. As of July 18, 2024, 240 EN (out of 419 or 58%) homeowners have chosen to become POENB members.

The total number of members is less than prior years when the number of members ranged from 252 to 258 (or 60% to 62% out of 419).

One member expressed surprise that membership had declined (year over year) given POENB's recent success, partnering with members of the Eaton's Neck Community Working Group (ENWVG) and elected officials, to improve the reliability of electrical service PSE&G provides to EN residents.

The member noted that as a 501(c) (4) organization, POENB has a three-fold mission:

1. Protect and preserve the two beaches
2. Advocate for the public safety and wellness of all EN residents with governments and corporations
3. Build a sense of community via social events

POENB's ability, in concert with the ENCWG, to successfully lobby PSE&G and elected officials, has measurably improved the quality of life for all residents of EN. The "nightmare" of numerous, multi-hour power outages during periods of heavy winds and precipitation that EN residents had to endure for 50+ years appears to have finally come to an end.

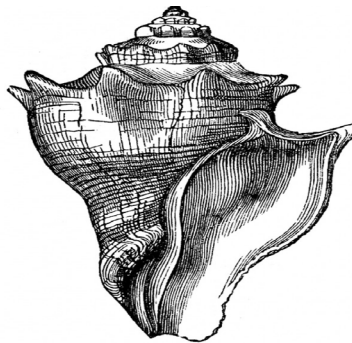
Please consider joining POENB if you have not done so already. We are more than a Beach Association. The organization focuses on enhancing public safety and the quality of life via advocacy with town, county, state and federal officials and corporations) (e.g., the Bevin Seawall and road repairs) and sponsors several social events.

#### Treasurer's Report - Ryan Schaefer-Walker

The Treasurer's Report (see details on page 2) includes the Income Statement for the period January 1, 2024 to August 7, 2024 and a partial Balance Sheet as of August 7, 2024.

Revenues for the period were \$65.7K of which \$55.3K was received from membership dues.

The remaining revenue was attributed to watercraft fees, Changing Tides ads, social fees, and beach rentals. Expenses were approximately \$36.9 K. The majority of these expenses were spent to clean and maintain the beaches. Net income



for the period was approximately \$28.8K

As of August 7, POENB had a total of approximately \$56K in all of its bank accounts.

**Beach Report - Steve Neuf, Yvonne Lambertson, and Tom Kehoe**

#### VG - Stairs

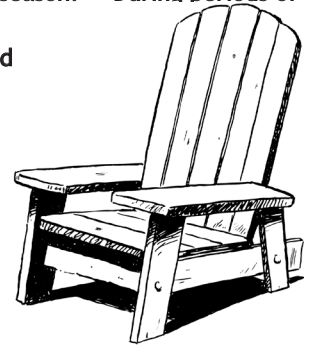
On behalf of the Board, Steve Neuf hired local resident, Pete Lombardi of Lombardi Construction, to replace the railings and several steps at a very reasonable price. Pete will also stain the stairs in the near future.

#### Watercraft

Yvonne Lambertson stated that members may want to secure their watercraft given "hurricane season." During periods of high tides, full moons, high winds and heavy rain, watercraft not tied down, may float away.

#### PB and VG Beach Condition Observations

Tom Kehoe noted that several members remarked that the beaches seemed clean and neat. Specifically, the lack of weeds, removal of broken equipment, clutter and debris, and close trimming of shrubs near the VG stairs and the PB watercraft racks gave the beaches an open and inviting appearance.



Tom thanked Sally Neal and Ryan Schaefer-Walker for their efforts. Sally has been working with Ted McCarthy who provides landscaping services for both beaches while Ryan has been working with Hector and his son who provide weekly sand raking/beach grooming at PB.

#### New Beach Signage

Tom Kehoe noted that NYS allows POENB to use security cameras to help keep beach property and members safe as long as individuals are told that a camera exists and the nature and extent of recording is within a reasonable expectation of privacy. POENB posted a sign that states cameras are in use at PB for security purposes.

#### Membership Marketing & Possible Revenue Opportunities - Tom Kehoe

Tom said that several members have expressed an interest in leading / helping POENB

- Acquire new members
- Increase the engagement of existing members (both young families and seniors), and
- Retain existing members (stem unplanned attrition)

Meeting attendees also expressed their desire to use a "data driven" approach to better understand why the percentage of residents who become POENB members is "stuck" at around 50%.

Members stated that they would like to:

1. Analyze membership lists (over the past 2 to three years) to identify
- A. Street location

- B. Type of membership (senior vs. regular), and
- C. Attrition trends
- 2. Create a “heat map” based on member street locations to see if there are any discernible patterns
- 3. Use old copies of the CT to determine if there is any correlation between the number of members and the price of membership dues
- 4. Leverage public and POENB data to better understand the demographic characteristics of EN’s population
- 5. Use attendance at POENB sponsored events to assess an event’s relative appeal
- 6. Conduct focus groups to ask residents
  - A. If they understand POENB’s mission, revenue model, and value proposition, and

- B. Why they
  - are members
  - are not interested in membership
  - dropped their membership

Meeting attendees also offered the following suggestions to obtain new members:

- Leverage EN real estate transaction data to monitor resident home sales and departures
- Prepare and disseminate a formal “welcome package” for new residents and members that explains POENB’s mission and value proposition
- Form a separate “welcome committee” vs. rely on Block Captains (who distribute the Changing Tides)
- Upload “why I choose to be a POENB member” testimonials on the POENB website

Meeting attendees also suggested the following ideas to increase the level of involvement of current members with POENB activities:

- Offer different social events based on demographics and interests (e.g., EN “Olympics”)
- Broaden communication platforms to engage with members - Facebook and other social media
- Publish a meeting calendar in January with standardized meeting dates and times

Additional revenue generation ideas included:

- Email members, on a monthly basis, an ad booklet (with discounts from local vendors); POENB income would be based on the number of members who use the ads in the booklet
- Send out an invoice to each resident that explains POENB’s value prop and why no taxes are paid on the beaches (its included in each homeowner’s property taxes)
- Communicate more frequently and broadly that POENB is MORE than “just” a beach association since its mission also includes public advocacy and social activity sponsorship
- Fund an endowment by appealing to the nostalgia value of former residents

A group of interested members (Paul Dippolito, Michael Cohen, Gene Caputo, Greg Hodges, John Ballow) and officers (Sally Neal, Ryan Schaefer-Walker and Tom Kehoe) will meet on Wednesday, August 28th at 7 pm to analyze available membership data, consider suggestions made, and take pragmatic actions to acquire, grow (the involvement of) and retain members.

**Infrastructure and Public Safety - John Ballow, Tom Kehoe & Steve Neuf**

**Road Repairs** - John stated that after burying the electrical lines to improve the reliability of electrical service to EN, PSE&G provided funding to VOA and TOH to repave the portion of EN between Bevin and North Creek that was excavated during construction.

VOA has used its allotted funds to repave Asharoken Avenue between Bevin and its upper border (~ entrance to the USGC station).

Based on John Ballow’s and Tom Kehoe’s conversations with Andre Sorrentino, TOH Highway Supervisor, TOH plans to contemporaneously conduct the PSE&G funded street repaving with other TOH funded road upgrades requested



## EATON’S NECK FIRE DEPARTMENT

In order to receive emergency help in the quickest fashion, please call 911 to report any fire or medical emergency condition. A call to 911 guarantees the fastest response by the fire department. It is important to call 911 because minutes count in emergency situations whether it is a fire, heart attack or stroke.

Recently the department practiced methods and protocols for removing injured people from boats. The two major boat landings in the area are the Coast Guard station and the floating dock at Hobart Beach. Factors such as wind, tides, wave heights, and darkness impact the process of transporting a patient from one moving surface to another, separate surface. Even the short distance on the pitching, wet floating dock can be extremely demanding. This exercise was conducted with the assistance and cooperation of the Huntington Town Bay Constable.

This is the middle of the hurricane season. Please take time to plan for conditions unique to Eaton’s Neck. There is the possibility of being stranded for hours or days., so be sure to have water, food and meds on hand as well as cash, phone chargers and batteries.

Emergency fire blankets are a great addition to home fire protection. They are easy to use, clean and reusable. Please consider having one or more in your home. For more information google emergency fire blanket.

Yours for fire safety, Rich Baer

by the POENB Infrastructure Committee (chairs: John Ballov and Bob Dennis - see July 2023 minutes). It is unclear when TOH will complete this work.

Bevin Seawall - John updated members about several discussions among POENB, VOA, TOH and politicians (i.e., Mario Matteo, Keith Brown and Nick Lalota) about funding for the wall. John noted a July 30th article in Newsday about the incorporated Village of Baxter Estates (Port Washington) in the Town of North Hempstead in Nassau County. The Village received \$7.7 million from NYS to prevent flooding along Shore Road. John noted that only



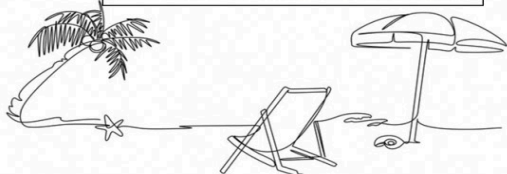
### POENB Movie Night at Price's Bend Beach has been re-scheduled to Friday September 6<sup>th</sup>

We be showing "IF" featuring Ryan Reynolds, Emily Blunt, Steve Carrell. Rated PG. Suitable for kids & adults. Open to POENB members & guests.

Arrive Price's Bend at 7:30. Bring chairs or blankets. The feature will begin promptly at 8:10 pm.

#### Schedule

- 7:30-8 Little Rascals / Popeye cartoons
- 8 PG Rated Trailers
- 8:10 Feature Film



## Book Nook

August 7, 2024, was the 50<sup>th</sup> anniversary of the Twin Towers high-wire walk performed by aerialist Philippe Petit. Celebrate the occasion by delving into **Let the Great World Spin** by Colum McCann. The novel is a riveting account of how the French daredevil pulled it off, a caper that was six years in the planning and that resulted in his arrest. Set in NYC and Ireland, the story is interspersed with fictionalized accounts of other characters. The day of the acrobat's stunt serves as a pivotal one in the ordinary lives of the novel's other personalities, who come from all walks of life. One of my all-time favorite books.

--Kelly Gifford

thirty (30) homes were impacted and that those residents have multiple exit points in the event of flood. John questioned why and how Baxter Estates was able to get funding while 2,100 people impacted by the failing 30-year-old Bevin Seawall - with only 1 entry and exit point - have not been able to receive funding.

John stated that the Mayor of VOA wrote a letter to Governor Hochul asking that very question.

John also stated that despite on-going communication among multiple government officials, the Army Corp of Engineers (ACOE), and others, the three available options remain unchanged:

1. Let VOA to go it alone in terms of plans, construction, permissions, and funding. This option has two parts and would take ~12 years to execute both pieces. VOA estimates that Part 1 of this option (i.e., Seawall engineering), IF completed fully on schedule, would be done by January 2026. The VOA estimates that Part 2 (e.g., obtaining funding and implementing the engineering solution) would take another 10 years.
2. Wait for a disaster to happen and then "hope" FEMA will make the needed repairs.
3. Obtain federal funds for the ACOE to fix the wall since the ACOE's actions caused the current state of the wall.

In parallel to these 3 stated options, our Federal, State and County representatives are actively exploring more immediate solutions.

#### TOH Drainage Pipe Project at VG

Tom Kehoe and Steve Neuf stated that on July 22, the TOH asked to access the VG property so that it could finalize its proposed project (prepared by Nelson + Pope, an engineering, architecture, and surveying firm based in Melville) to repair the non-functioning drain pipe.

The TOH does not need POENB's permission to access the VG property since the pipe sits on a public easement. However, before TOH can begin construction, the NYS Department of Environmental Conservation (DEC) must review and sign off on the project.



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Based on conversations that Tom and Steve had with the TOH officials and documents provided by the TOH, it appears that the project will create a new pipe that will protrude approximately 10" at the end of the bulkhead. The existing non-functioning pipe will be closed off and the water re-routed so that it flows through the new pipe.

Tom and Steve will meet again with TOH officials on August 9, 2024. They asked members for their suggested questions (see list below)

1. What assurance can the TOH provide that this solution will work - and prevent flooding of neighboring properties? This solution seems similar to ones that were implemented in the past but without long-term success.
2. Will the TOH remove the existing pipe?
3. Will the new pipe have a screen over it? The new 2' pipe could be tempting and hazardous for children (e.g., to put their hands and feet into)?
4. What, if any role, will the solution play in ameliorating the bacteria levels at VG. The water at VG is frequently contaminated - per notifications released by SC Department of Health Services. It is unclear what causes this high and frequent level of contamination. Some say that it is human waste that is "resurfaced" from cesspools installed in bungalows built near VG during the 1920s and 1930s (but never removed). Others say it may be caused by animal waste.



**POENB**  
Property Owners of Eaton's Neck Beach

## 1<sup>ST</sup> ANNUAL EATON'S NECK DINNER

### Wine, Dine, & Have A Great Time

Meet your neighbors while supporting our efforts to beautify our beaches!

**DATE:** OCT 19<sup>TH</sup>, 2024

**TIME:** 7:00PM

**LOCATION:** BRITANNIA YACHT CLUB

**WHO:** ALL RESIDENTS

**COST:** \$75 PER PERSON

(Includes appetizer, carving station, pasta, salad, entree, beer, wine, sangria, soda, coffee, and dessert)

**RSVP:** SARACODDINGTON@HOTMAIL.COM

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5. Will the TOH's pipe repair project include permanently fixing the stairs at VG? The stairs need to be repaired on a routine basis - given the volume and speed of rain water rushing down Carlisle. POENB just spent money to make a temporary repair - see beach above.

#### Next Meeting

Next month's meeting is scheduled for Thursday, September 5th, 2024 at 7:00 pm.



# The Changing Tides Archive Project



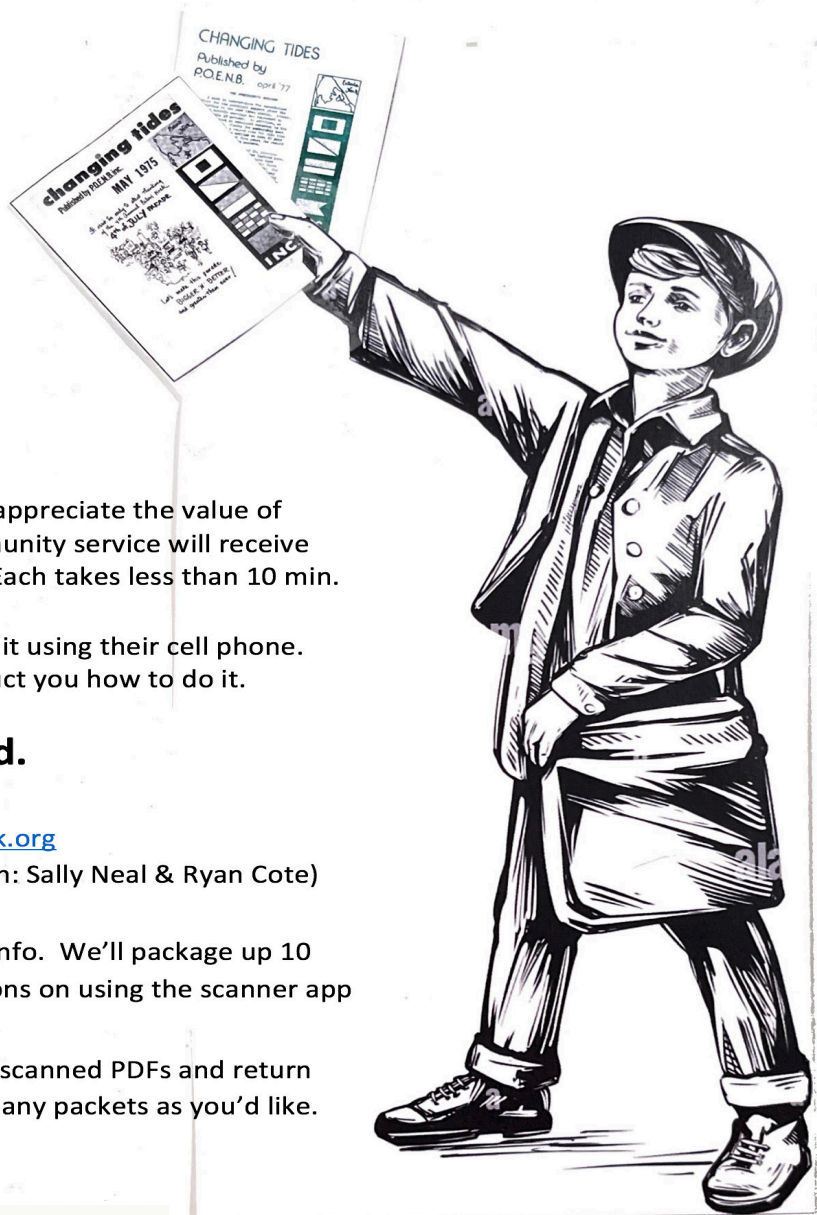
Our community newsletter has been around since the early 1970s. Now we need your help digitizing the old paper copies from the 1970's, 80's, 90's & 2000's before that history is lost forever.

Calling all Neck adults and kids who appreciate the value of history! School kids in need of community service will receive ½ an hour for every issue scanned. Each takes less than 10 min.

Using a simple app, *everyone* can do it using their cell phone. Just point, scan and PDF. We'll instruct you how to do it.

## Here's how to get started.

- 1\_ Email [changingtides@eatonsneck.org](mailto:changingtides@eatonsneck.org)  
Subject: CT Archive Project (attention: Sally Neal & Ryan Cote)
- 2\_ Give us your name and contact info. We'll package up 10 issues (more if you like) w/ instructions on using the scanner app
- 3\_ When finished, mail us back the scanned PDFs and return the paper copies. You may scan as many packets as you'd like.



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