

Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors

Thank you to everyone who joined us at the Eaton's Neck Firehouse for our recent Fireside Chat with Town Supervisor Ed Smyth. The evening was a tremendous success—filled with thoughtful discussion and meaningful engagement on the issues most important to the Eaton's Neck community. We're grateful to Supervisor Smyth for making the time to be with us, and to all of you who participated with such insight and sincerity.

As we turn our attention to summer traditions, it is with great excitement that we invite you and your families to join us for our beloved Fourth of July Parade and Community Barbecue—a true highlight of the season.

We are especially grateful to the Eaton's Neck Fire Department for their continued partnership and support in helping to host this cherished event. Our unique July 4 tradition brings together local families, visiting firehouses, and creative community floats in celebration of our nation's independence and the vibrant spirit of Eaton's Neck.

From all of us at POENB, we wish you a joyful, safe, and patriotic Fourth of July. We look forward to celebrating it with you on the beach!

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

June 2025

POENB Minutes for Wednesday, June 4, 2025

The meeting was held in person at the Eaton's Neck Firehouse from 7:35 pm to 9:20 pm and was available on Zoom. The Pledge of Allegiance was recited followed by a roll call of officers.

Officer Roll Call & Attendance

- Tom Kehoe - President
- Steve Neuf - Vice President
- Sally Neal - Treasurer and Recording Secretary
- Nancy Regan - Corresponding Secretary
- Paul Dippolito - Assistant Vice President
- Michael Ien Cohen - Assistant Vice President
- Heather Warrington - Assistant Vice President

Attendance

There were 14 members physically in attendance, not including seven officers. Two members attended via Zoom. Tom Kehoe's motion to accept last month's minutes as published on the POENB Website was seconded.

Correspondence - Nancy Regan

The Board received 12 separate emails, texts and hand-written notes since POENB's last member meeting on May 7, 2025. This correspondence has been consolidated and organized by topic.

Beach Reservations

On an annual basis, POENB earns about \$1.8K from renting out the beaches for private events. Recently, POENB received several inquiries about reserving PB (e.g., cost, process, rules and requirements). After several years of managing the beach rental process, Nick Cavuto is transferring his duties to Heather Warrington. The Board would like to thank Nick for his outstanding service. Heather stated that the POENB website (which had been used to make reservations) is being renovated. Therefore, for 2025 ONLY, beach reservations will be processed using paper (see instructions on the POENB website).

This month's cover, "Sailing Toward the Sun", was taken by Angela Bracciante

Property Owners of Eaton's Neck Beach, Inc. Income Statement

For the Period January 1 to June 3, 2025

REVENUE	
Beach Usage Income	\$ 729.27
Changing Tides Ad Income	\$ 35.00
Interest Income	\$ 48.52
Donations	\$ 1,307.00
Membership Income	
Regular	\$30,174.68
Special Class/Senior	\$30,280.60
Total Membership	<u>\$ 60,455.28</u>
Social Income	
4th of July	\$ 550.00
Salute to Summer	\$ 1,705.00
Total Social Income	<u>\$ 2,255.00</u>
Watercraft Income	\$ 3,760.00
Other	\$ 1,470.00
Total Income	<u>\$70,060.07</u>
Gross Profit	<u>\$ 70,060.07</u>
EXPENSES	
Bank Charges & Fees	\$ 8.00
Beach Expenses	\$ 2,223.52
Beach Improvements	\$ -
Beach Security	\$ 581.51
Total Beaches	<u>\$ 2,805.03</u>
Changing Tides Expense	\$ 1,678.40
Meeting Expenses	\$ 668.07
PayPal Fees	\$ 669.92
Social Expenses	\$ 5,086.15
Merchandise Expenses	\$ 1,164.66
Software/Website Expenses	\$ 253.73
Other Expenses	\$ 9.97
Utilities	
Prices Bend Utilities	\$ 296.93
Valley Grove Utilities	\$ 233.76
Total Utilities	<u>\$ 530.69</u>
Total Expenses	\$ 12,874.62
Net Income	<u>\$ 57,185.45</u>

Partial Balance Sheet As of June 3, 2025

Current Assets	
50/50 Proceeds/Petty Cash	\$ 1,252.26
Beach Infrastructure Funds - CD	\$14,748.51
PayPal Bank	\$18,204.03
POENB Operating Account	\$47,557.95
Total Bank	<u>\$ 81,762.75</u>
Accounts Receivable/Beach Deposit	\$ (1,100.00)
Total Current Assets	<u>\$ 80,662.75</u>

PB Parking Passes

Members inquired about parking passes for the PB parking lot. Given administrative costs, members will not receive PB parking passes. The Board is investigating installing a security gate that would be opened and closed with a key card (one per household) to protect the property from non-members and non-residents who park at PB.

Watercraft

Members asked about watercraft assignments and noted the need to clean up the watercraft storage areas. See Beach Committee report for additional details.

Beach Maintenance

Last year, the Board removed junk and debris from the beaches (e.g., large and unsightly dirt pile, rusted and dangerous child's "zip line," cesspool tank that doubled as a "fire pit", trees and branches felled by storms, dilapidated benches, abandoned beach chairs and watercraft, and "weed trees").

While both beaches are still "rustic," they are now considerably cleaner and more inviting. When the POENB properties are properly maintained, all property values in the POENB region increase. However, based on communication received, there is still work to do.

Valley Grove

Several members noted (1) items in need of attention (e.g., water needs to be turned on, hedges and small trees near the stairs need to be trimmed) and (2) additional amenities desired (e.g., flowers, Adirondack chairs, a grill, and garbage can for dog waste).

Similar to NYS and TOH Beach rules, POENB's beach rules specifically prohibit pets (leashed or unleashed) at the two beaches. That said, many members and non-members disregard this rule and allow their dogs to romp and defecate on the beach properties. There are still a few pet owners who do not

pick up their animal's waste. Others elect to place the animal's waste on POENB property rather than put it in their own garbage cans. In addition to flouting the beach rules, this behavior is uncivil and unhygienic.



Price's Bend

Several members noted that (1) there was a significant amount of poison ivy, (2) parts of the split rail fence have deteriorated and needed to be repaired/replaced, (3) the hedges need to be trimmed, (4) divots in the ground need to be filled with topsoil and reseeded, (5) a grill needs to be replaced, and (6) swim lines and floats needed to be replaced and put into the water.

Board Response

The Board thanked the members for their comments and their attention to the condition of the two beaches. Maintaining/preserving the two beaches is part of POENB's three-fold mission. Attractive and clean beaches increase the property values of all residents (members or not).

Per the 2025 budget, total revenue was expected to be \$90K of which 80% was expected to be provided by member dues. The 2025 budget was based on having 245 members. The entire beach improvement budget for 2025 was \$6K and more than 50% of these funds have already been earmarked (see Beach Report below). Therefore, the Board believes that the Adirondack chairs are "luxuries." The limited funds available will be spent on safety hazards, insurance liability concerns and security risks (e.g., poison ivy, discrete fence repairs, removal of abandoned / unusable equipment).

Thank you Greg Hodges, Dane Hau, Mike Still and Heines Hilmer for volunteering to buy and install the PB swim lines and floats!

Community Events

• Yard Sale

A member asked when the community yard sale will occur. While the date has not yet been determined, it will probably occur in September.

• Friday Night "Grill and Chill"

Over the past few years, POENB members could gather at

PB to cook their BYO Food and interact with their neighbors. POENB provided charcoal and lit the grills. Participation in this activity has dwindled and is no longer on POENB's social calendar. However, if members want to use the grills, please reach out to the Board to obtain the shed code and access to charcoal and lighter fluid.

Commercial Correspondence

- Rosalia from Elite LI Towers stated that their firm is looking to expand its wireless communication network in the EN area and inquired whether POENB's properties could house a concealed communications pole. This pole would provide revenue sharing and Elite LI would handle the legal and logistical hurdles. Historically, the membership had not been interested in hosting a cell tower given health concerns. Any proposal would need to be put to a key vote.

- There were a series of communications with our insurance agent about "special events" coverage. P&C and D&O insurance costs POENB ~\$15K per year.

- For several years, 120 to 150 residents and members have chosen to be part of an oil buying program with Sweezy. To broaden the list of possible providers, POENB has communicated with Lewisy.

Government Officials

- US Congressman Nick LaLota advised POENB that the House, as part of the One Big Beautiful Bill, agreed to increase the SALT cap from \$10K to \$40K for families with incomes less than \$500K. To be enacted, this part of the budget bill will need to pass the US Senate.

- TOH Supervisor, Ed Smyth, asked if POENB could organize a "fireside chat" for Ed and members of his team. John Ballow will ask questions on (1) the status of the Seawall, (2) Hobart conditions, and (3) ENFD safety issues. There will be an open Q&A where residents can also inquire about (1) the impact of the



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

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HOME HAPPENS HERE

Dear Neighbors,

If you've been thinking about selling your home, now is an excellent time. The current real estate market in Northport—particularly in the Eaton's Neck community—is highly competitive and strongly favors sellers.

As a real estate professional who specializes in selling homes in Eaton's Neck, I stay closely attuned to local market trends, and the latest Northport data shows just how favorable conditions are:

- Months Supply of Inventory is only 2.83, meaning limited competition for sellers.
- Inventory has decreased -1.74% over the past year, indicating strong buyer demand.
- Homes are selling quickly, with a Median Days on Market of just 57 days.
- Sellers are receiving 103.8% of their asking price on average, with multiple offers.

These numbers tell a clear story: homes in Northport are in high demand, selling fast, and often above asking price. Eaton's Neck homes sell even faster!

If you're curious about what your home could sell for or want to explore your options, I'd be happy to provide a free market evaluation and detailed explanation of the selling process.

Let's connect and take advantage of this strong market together.

Warm regards,

A handwritten signature in black ink that reads "Angela Bracciante". The signature is written in a cursive, flowing style.

Angela Bracciante

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LUXURY PORTFOLIO INTERNATIONAL

Matinecock Court development on schools/services and taxes, (2) LIPA plans, issues and taxes, (3) Coast Guard Station future plans and dredging, (4) SCWA water quality, (5) Melville redevelopment plan, and (6) (over) development of downtown Huntington. The meeting is scheduled for Tuesday, June 17 at 7 pm at the ENFD.

Board and Committee Reports - Tom Kehoe moderating

1. Beach Committee (Steve Neuf)

As noted at the May meeting, given the 2025 total capital budget of \$6K for both beaches, the Board plans to (1) replace a grill at PB, (2) repair the kayak rack at VG, (3) replace a bench at VG, and (4) repair part of the fence at PB.

Steve ordered pine rails and posts for PB from Lowes which will be shipped in late July. Steve is looking for volunteers to help install the fence pieces.

Steve has also ordered a commercial grade grill for PB at a cost of \$1,831. The benches are approximately the same price.

Steve is speaking to Ted McCarthy (Landscaper) about

- Removing the Poison ivy at PB
- Removing the divots, adding topsoil and reseeding
- Cleaning the area around the kayak racks at both PB and VG
- Trimming the shrubs at PB prior to the 4th of July - shrubs are only trimmed once a year, given the expense, and
- Trimming some small trees at VG on the left-hand side

The Board will like to give a HUGE shout out to Paul Parenti, a new member, who refurbished the “Welcome to Eaton’s Neck” sign near Winkle Point. He straightened the posts, removed the green mold, scrapped off old peeling paint, hand painted the gold lettering, and added solar light fixtures. All on his own time and at his own expense! Paul - your generosity and civic mindedness does the POENB region proud!

2. Watercraft

Michael Ien Cohen stated the watercraft currently stored at PB is a bit of a mess, especially crafts stored near Worchester Drive (east side). Many kayaks are piled on top of each other while others are turned right side up, collecting water and serving as mosquito breeding areas.

Michael Ien has contacted each non-compliant boat owner and asked them to take corrective action. Unfortunately, several owners ignored the request. Since POENB owns the PB property and is responsible for its maintenance, these crafts will be moved to the shed area.

3. Social Committee (Paul Dippolito, Heather Warrington and Michael Ien Cohen)

a. Paul stated that POENB’s 2025 Memorial Day, called Salute to Summer (formerly known as Parti Gras) was held on Sunday, May 25th at 3:00 pm and was attended by approximately 145 people.

Attendees liked the music, the Food Truck that served tacos, hamburgers, hot dogs and chicken fingers and the general vibe. Face painting, done by Karen O’Rourke, was a HUGE hit with both children and adults.

The event grossed \$1.7K not including \$275 from a 50/50 raffle. While the event incurred a net loss of approximately \$3.3K, the Social Committee

believes that by year end all social events will “breakeven” and may generate a small profit.

Paul noted that new high-quality merchandise is available for sale:

(1) a 12 oz stainless steel exterior (plastic interior) tumbler with a plastic lid (in blue with a label reading Eaton’s Neck 2025) for \$10, and

(2) a navy cotton “Eaton’s Neck Established 1799” ball cap for \$25

If interested, please contact the Board. Once payment is received, Paul will deliver the items to your home.

POENB’s next social event, Cigar Night, will take place on Friday, June 27th. Members and invited guests are asked to bring their own cigars and beverages. The location for this low-key event is TBD -see website for additional details.

Paul stated that POENB has a private Instagram page called “Life_On_The_Neck” where members can post pictures of beach sunsets/ sunrises and other events.

b. Michael Ien Cohen said that to make POENB membership more valuable, he is signing up local vendors who will offer discounts on their products and services to POENB members. Each member will receive a plastic card to present to a local merchant for a discount. Michael Ien will formally roll out the program once he has signed up 20 vendors.

As discussed in the Correspondence Section, POENB currently has an oil purchasing program with Sweezy. Over the years, approximately 120 to 150 properties have participated. Lewisy is sending Michael Ien a proposal on Monday, June 9, 2025. Details on the oil purchase program from Sweezy and Lewisy will be available on POENB’s website once both proposals are finalized.





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Treasurer's Report - Sally Neal

The Treasurer's Report (see page 2) includes the Income Statement for the period January 1, 2025 to June 3, 2025 and a partial Balance Sheet as of June 3, 2025. Please note, given space limitations in the Changing Tides, some financial statement line items have been aggregated.

Net income for the period ended June 3, 2025 was \$57,185.45

Total Revenue was \$70,060.77. In terms of revenue contributions, the largest item is Membership Dues (\$60K), followed by Watercraft Fees (\$3.8K) and Donations (\$1.3K).

Since the early bird payment discount ended on March 31, membership has slowed. As of June 5, POENB had 220 members (an increase of 12 vis a vis May) of which 59% were Special Class and 41% were Standard Class. That means only 54% of eligible property owners (220 of 405) have elected to join POENB.

Sally noted that it is critical to POENB's financial viability to achieve a 60% membership rate since membership dues provides ~80% of total revenue. POENB's 2025 budget was based on having 245 members and a ratio of 45/55 (special to standard). Please consider joining (eatonsneck.org), if you have not done so already!

Total Expenses were \$12,874.62. Social expenses from the Easter Egg and the Salute to Summer (Memorial Day event) represented nearly half of the total expenses.

As of June 3, 2025, POENB had approximately \$80K in cash.

New Business - Tom Kehoe moderating

•Membership- Several new members wondered why more residents didn't join given the cost benefit trade-offs. Members noted that the safety, security and public welfare advocacy activities were worth "the small annual fee." They believed the two private beaches added value to all homeowners - whether or not the property owners "used the beaches" or "went to the social events." One member asked if POENB had identified why eligible residents do NOT join. Sally Neal said that POENB will provide the seven reasons for not joining at next month's meeting and noted that the rationale for NOT joining has been remarkable consistent since 1970 (when records were first kept regarding "not joining").

Next Meeting

Next month's meeting will be Wed., July 2, 2025, at 7:30 pm at the EN Firehouse. The meeting will also be available via Zoom. All members are encouraged to attend.

community

Bulletin



POENB kicked off beach season with a "Salute to Summer" on Memorial Day weekend



The taco & ice cream trucks were amazing and a great time was had by all. The Board worked hard & thanks all those who supported the event.

Next month's meeting is scheduled for Wednesday, July 2, 2025, at 7:30 pm at the EN Firehouse. The meeting will also be available via Zoom. All members are encouraged to attend.

Thank You!

Paul Parenti for restoring & re painting the Welcome to Eaton's Neck sign

Greg Hodges, Dane Nau, Mike Still & Heinz Hilmer for purchasing and installing the PB swim lines & floats!

Karen O'Rourke for face painting at our "Salute to Summer" party.

John Ballow for moderating the "Fireside Chat at the Firehouse" with Supervisor Ed Smyth.

POENB presents JAWS
at Prices Bend Beach - Friday, July 18th, 8:00 PM
Screening open to POENB members and their guests

Bring your blankets, lawn chairs, and courage... because you're gonna need a bigger boat!

JAWS

Join us for
Popcorn
Snacks
Beverages
Trivia

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“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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A Good Ole Neighborhood 4TH OF JULY PARADE

GATHER WITH FAMILY TO MARCH, RIDE OR WATCH

 SHOW YOUR PATRIOTISM AND CREATIVITY!
DECORATE YOUR BIKES, STROLLERS OR WAGONS
DRESS UP AS YOUR FAVORITE PATRIOT!
MAKE A FLOAT AND REPRESENT YOUR BLOCK 

PARADE LINE UP:
9:30am AT THE TOP OF ESSEX DR.
Parade begins at 10am

TRADITIONAL ROUTE:
DOWN EATON'S NECK RD. TO PRICE'S BEND

PLEASE BE SAFE AND MINDFUL OF ALL. HAVE FUN!

