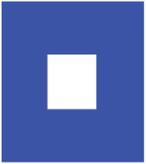


Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors



October is one of the best times to be on Eaton's Neck. From the crisp fall mornings to the wonderful community events on our calendar, there's plenty to enjoy and many ways to stay connected.



I want to take a moment to thank several neighbors who have gone above and beyond in recent weeks. Catarina and Jaime Velez hosted an extraordinary wine-themed evening, Paul Parenti shared his musical talents by organizing a live music event, and Roy Brouillard was instrumental in setting up the stage and equipment. Longtime members Greg and Meghan Hodges continue to step up and volunteer their time whenever it's needed. Their efforts—along with so many others—make Eaton's Neck such a vibrant and welcoming place.



Please keep an eye out for a full fall schedule of events, from Halloween-themed movie nights to beach clean-ups. There's something for everyone to enjoy and plenty of opportunities to get involved. Thank you all for your continued support, participation, and friendship. Eaton's Neck truly thrives because of you.



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

Sept/Oct 2025

The meeting was held at the EN Firehouse and on Zoom from 7:30 pm to 9:25 pm. The Pledge of Allegiance was recited followed by a roll call of officers.

Officer Roll Call

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

Attendance

There were 15 members physically in attendance, not including five officers. Three 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 21 separate emails since POENB's member meeting on September 3, 2025. This correspondence has been consolidated and organized by topic.

- Water Pipe Leak at Valley Grove - A resident identified a leaky pipe at Valley Grove. A plumber was called to repair the leak.
- Security Gate - Several members emailed the Board in support of the gate at PB and noted the gate should decrease (1) POENB's insurance liability and (2) reduce non-member and non-resident night traffic (activity and parking), and abuse of private property (dumping, boat storage).
- Insurance - POENB receive its 2026 insurance 2026 and other renewal conditions
- Asharoken Seawall

1. John Ballow emails:

a. Asking POENB officers and members join Senator Mattera at a 9/16 TOH meeting thank him for obtaining \$25K to determine the feasibility of raising the road across the swamp at Bevin Road and confirming attendance of several board members and members at the meeting

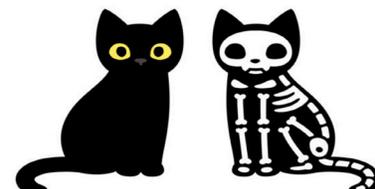
b. Alerting POENB of VOA's decision to reject the \$1million Schumer /Suozzi Earmarked NYSDOT Grant for "Emergency

On our cover: "The band Moss performing at Price's Bend on September 27th as part of the POENB security gate fundraiser Photo by Michael Ien Cohen"

REVENUE			
Beach Usage Income			\$879.27
Changing Tides Ad Income			\$670.00
Interest Income			\$219.07
Donations			\$1,307.00
Merchandise Sales			\$2,225.00
Membership Income			
Regular		\$31,604.88	
Special Class/Senior		\$32,435.80	
Total Membership			\$64,040.68
Social Income			
4th of July		\$550.00	
Salute to Summer		\$3,070.00	
Endless Summer		\$3,370.00	
Total Social Income			\$6,990.00
Watercraft Income			\$4,160.82
Other			\$1,673.00
Total Income			\$82,164.84
Gross Profit			\$82,164.84
EXPENSES			
Bank Charges & Fees			\$8.00
Beach Expenses		\$21,705.10	
Beach Improvements		\$6,286.84	
Beach Security Expense - Internet Service for Security Camera at PB		\$872.42	
Total Beaches			\$28,864.36
Changing Tides Expense			\$2,517.84
Meeting Expenses			\$1,044.40
PayPal Fees			\$845.59
Social Expenses			\$7,936.98
Merchandise Expenses			\$1,164.66
Software/Website Expenses			\$742.58
Other Expenses			\$ -
Utilities			
Prices Bend Utilities		\$1,009.67	
Valley Grove Utilities		\$922.68	
Total Utilities			\$1,932.35
Total Expenses			\$45,056.76
Net Income			\$37,108.08

**Partial Balance Sheet
 As of October 4, 2025**

Current Assets			
50/50 Proceeds/Petty Cash		\$732.26	
Beach Infrastructure Funds - CD		\$11,919.06	
PayPal Bank		\$2,553.00	
POENB Operating Account		\$50,286.06	
Total Bank			\$65,490.38
Accounts Receivable/ Beach Deposit/ Capital Improvement Donations			(\$4,905.00)
Total Current Assets			\$60,585.38



Repairs to the worst 200 feet of the Seawall given that VOA was reluctant to provide matching funds of 20% (\$200K) and had issues with other grant provisions.

c. Criticizing Mayor Letica's and the VOA Board of Trustees' response to Seawall issues including their decision not to accept the \$1 million funding

d. Sharing Mayor Letica's letter to Gov. Hochul asking her to meet with him to discuss the State's financial support for the Bevin Seawall

e. Requesting that Mayor Letica include multiple members from NYS delegation during the VOA's meeting with Gov. Hochul (e.g., Assemblyman Brown and Senator Mattera, SC legislator Bontempi, US Rep Nick LaLota, USCG representative, ACOE, etc..) and bring the petition (and provide a link to the petition) that contains over 1,900 signatures asking VOA to act urgently to repair the Seawall

2. An emailed copy of a letter Nick Cavuto sent to Mayor Letica expressing outrage over VOA's rejecting the \$1 million seawall funding

- Vendor invoice - receipt of vendor invoices related to beach maintenance

- Social events - multiple emails regarding:
 - a. The two fund raising events (wine tasting and band concert) for the PB security gate
 - b. The date of the tag sale

Nancy Regan, Corresponding Secretary, then read a personal statement into the minutes.

My name is Nancy Regan and I am POENB's Corresponding Secretary.

Prior to my retirement, I spent over 40 years in the commercial insurance industry, where one of my key responsibilities was risk management for clients. This involved inspecting their facility and advising them on deficiencies and necessary changes to pass safety inspections and mitigate liabilities.

Recently, during an event at our beach, I observed a child no more than three years old wandering near the entrance to the parking lot, just a few feet from their father. If a vehicle had entered the lot at speed, there would have been no time to react and prevent a tragedy. This incident underscores a critical safety concern that we cannot ignore.

We've also had serious examples like ATVs flipping over on our property, which could have resulted in severe injuries. In another situation, a child from an

Airbnb—not even in the POENB area—was playing on our slide and swings, highlighting how unauthorized access puts vulnerable individuals at risk. There are too many such examples, and we've been lucky to escape someone getting seriously hurt or worse.

As many of you know, we've also been dealing with security issues at the beach, including non-members and non-residents entering at night, drinking, leaving garbage, and disturbing our residents. To those who may have concerns or opposition, please know that we're actively raising funds for the security gate, having already secured thousands of dollars in donations and pledges. However, some of these contributions expire on December 31, 2025, so we must act promptly to utilize them—before any potential mandate from our insurer forces us to cover the costs through increased member dues.

I want to emphasize that this is not solely a security measure—it's fundamentally a safety issue for our community, especially for our children and families.

Social Committee - Heather Warrington
Heather provided details on the two fundraisers as well as up-coming events

1. Wine Tasting

Caterina Velez, a Director and Brand Ambassador at Ruffino Estates, organized "A Night in Tuscany," at PB



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POENB

***** Notice of Key Issue Vote *****

Please join us for POENB's October Association Meeting on Wednesday, November 5, 2025 at 7:30 pm. The meeting will take place at the Eaton's Neck Firehouse. At the meeting, members in good standing will be asked to approve the installation of a security gate (barrier arm) at PB. The Key Vote will be held **in person** and shall be carried by a simple majority of votes cast. POENB members in **good standing** (dues paid for calendar year 2025) shall be **represented by one (1) vote per property lot.**

games and a fire safety lecture by one of the firefighters at the ENFD. The event should be over by 2:15 pm.

5. Adult Halloween Party - This 21+ event will be jointly sponsored by POENB, ENFD, EHC, and other HOAs in the VOA/EN area. The event will take place on Saturday, November 1 from 6:30 pm to 10:30 pm. There will be a DJ for music and dancing. Costumes are recommended but are option. Participants should bring their own beverages. Shrimpy's may provide food for sale. More details will be provided closer to the event on the POENB website.

6. Merchant Discount Card for Members - This program will begin once the 2026 budget is

on Saturday on September 20 from 5 pm to 7 pm. The wine tasting was a resounding success: the weather was picture perfect, approximately 90+ people attended the event, the cheese, nibbles and pizza perfectly complemented the wines served and the event netted \$1,880. An enormous thanks to Catarina for donating her expertise and wines to make this fund-raiser an absolutely fantastic event. A link to the list of wines served will be include in a future e-blast

2. Classic Rock Concert

Paul Parenti and his classic rock band, Moss, played at VG on Saturday, September 27 from 4 pm to 6 pm. This event was attended by over 100 people and was a "knock it out of the park" homerun. The event netted \$1,690. As a result of Heather's negotiating skills, Shrimpy's set up their food truck at VG and attendees were able to buy food and drinks. The truck was so popular that Shrimpy's ran out of margaritas! Heather noted that of the ~190 persons who attended the two fund raisers, ~100 were unique individuals.

3. Family Halloween Movie - Michael Ien Cohen has again generously offered to sponsor another movie night. Based on "on-line member voting, Hocus Pocus 1 (original) will be shown on October 18 in the grassy area near the EN firehouse. Prior to the featured film, a Charlie Brown Halloween will also be screened so that little ones - with early bedtimes - can enjoy some of the fun.

4. Annual Children's Halloween Parade and Fire Safety Event - This event, for children up to 14 years of age, will occur on October 25 (rain date is October 26). The children will gather at the ENFD at 12 noon and the costume parade will begin at 12:15 pm. The parade will go down Essex Drive and conclude at the ENFD. After the parade, there will be candy, food, soft drinks,

passed in February and members submit their annual membership dues.

Beach Committee - Michael Ien Cohen

1. Benches - will be moved from PB and installed at VG within the next two weeks.

2. Swim lines - will be removed from the PB and moved to the shed.

3. Watercraft

• Given 2025 is an odd year, stored watercraft must be removed from the racks at the two beaches no later than November 1, 2025. Removing the craft early in the season will provide needed flexibility to conduct clean-up/close-down beach actions.

• An email will be sent on November 1 to all members asking them to determine if they have abandoned watercraft at either PB or VG. PB abandoned watercraft are stored behind the shed. These boats are in relatively poor condition and have not been claimed in over 2 years. If members have abandoned watercraft, they are asked to remove them within 120 days of the notice (no later than 2/28/26). Legally, POENB can sell abandoned property after 90 days but is providing an additional 30 days as a courtesy to members.

Membership - Gene Caputo

Gene said that POENB's 2025 budget assumed 245 members. The current number of members in 2025 is 234 - or a shortfall of 11. From a revenue perspective, POENB has received \$3,300 less in membership dues (245-234 = 11 X \$330/standard member) than budgeted. A list of members who consented to be published will be printed in



a future Changing Tides.

Treasurer’s Report -Sally Neal

The Treasurer’s Report (on pg. 2) includes the Income Statement for the period January 1, 2025 to October 4, 2025 and a partial Balance Sheet as of October 4, 2025. Please note, given space limitations, some financial statement line items have been aggregated. For the ~9 months ended October 4, 2025 total revenue was \$82K, total expenses were \$45 K and net income was \$37K

While our net income currently looks quite strong (\$37K), there are several large expenses (totaling \$20,540) that are due in the next 30 days. These expenses include the annual insurance premium (\$14K), various beach landscaping, grooming, maintenance and utilities (\$5.4K), and social and printing costs (\$1.3K). Sally estimates that after accounting for December expenses and year-end transactions, POENB should be able to turn a profit this year (vs. just break-even).

Detail on the donations collected for the PB security gate are in a separate section, however, with respect to where the gate security funds are recorded on the financial statements.

● On the income statement, the two fund raisers were recorded in Social Events in the line item called “Endless Summer.” \$3,070 = \$1,880 (wine tasting) + \$1,490 (band concert)

● Raffle income - for the three raffles - Super Bowl (\$1,250), Easter Egg Hunt (\$220), and Wine Tasting (\$203) are recorded in Raffle Income (\$1,673)

As of October 4, 2025, POENB had approximately \$60.6 K in total cash.

PB Security Gate - Sally Neal

Sally said that the Working Group had completed the six tasks related to the security gate (1) identify the need for change and the benefits of installing a gate, (2) document gate requirements, (3) identify and recommend vendors, (4) raise sufficient funds, 5) identify operational changes required post gate installation and (6) create and post gate FAQs for member review and comment. The remaining steps include (7) conduct a key issue vote, (8) collect additional cash, (9) sign contract, (10) install and pay for the gate, and (11) finalize policies and operational issues.

Completing these tasks could be challenging given timing issues: (1) selected donor fund expiration date of 12.31, (2) vendor availability to execute the work before year end, and (3) optimal installation weather conditions



**EATON’S NECK
FIRE DEPARTMENT**

9-1-1 is the number to call in an emergency. Please don’t hesitate as time is critical.

The department participated in an exercise at the Yaphank fire training academy where the subject was LP gas fires and how to extinguish them. LP gas is widely used in gas grills and is often the culprit behind home fires. Please do not leave a gas grill unattended and always keep the grill at least 3 ft. from any flammable material.

The fire department is proud to announce a Junior Fire-fighter program for kids ages 13 to 17. The program is designed to introduce young people to the world of fire and emergency services while building leadership, teamwork and a strong sense of community responsibility. The program offers young people the following:

- o Training in basic firefighting skills, first aid and CPR.
- o Hands on experience with tools, equipment and apparatus.
- o Team building activities and leadership opportunities.
- o Mentorship from experienced firefighters and EMTs.
- o Opportunities for community service.

Eligible kids must: 1) Be a minimum of 13 yrs. old and in grade 7 or above 2) Live in the Eaton’s Neck Fire District 3) Maintain good conduct in school and community.

For more information or to apply, please email info@eatonsneckfd.org. This is a great opportunity for young people to learn, grow and contribute to the community!

Yours for fire safety, Rich Baer

(above 40F) for pouring concrete. Sally provided a report and an analysis of the funds collected for the security gate as of October 4, 2025.

Cash donations	
Gate Specific	\$4,805
General	\$1,370
Subtotal	\$6,112
Fund-raisers	
Wine Tasting	\$1,880
Band Concert	\$1,490
50/50 Raffle at Wine Tasting	\$203
Subtotal	\$3,573
Pledges	\$5,500
Total	\$15,185

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At the September meeting, the membership and Board agreed to hold a key issue vote on the security gate.

Tom Kehoe stated that the Key issue will be phrased as a straight “yes/no” for the gate installation. Assuming the key vote passes, policy issues (as described in the FAQs) will be determined by the Board in consultation (receive input) from members.

A notice of the Key Vote, in the form of a blast email, sign at the ENFD and posts on social media (Facebook) will be made on or around October 20.

Other Business

- **Nominations** - A member asked about the slate of 2026 Board members - when are nominations due, when is the vote? A posting will be provided in the Changing Tides.

- **Beach Ambassador** - Shane Elefante of Eaton's Neck Road, stated he was in the 6th grade at Norwood Avenue School and participates in the LI Fencing Club (swords). He is environmentally oriented and asked the Board to be named as PB's Beach Ambassador. In that role, Shane would solicit other like-minded students to help clean PB and maintain its marine life. The Board whole-heartedly agreed, thanked Shane for his offer and put him in touch with Greg Hodges.

Next Meeting

Next month's meeting is scheduled for Wednesday, November 5, 2025, at 7:30 pm at the EN Firehouse.

Gate Specific Cash Donations (Checks, Venmo) were received - from 32 people. Donations ranged in size from \$25 to \$1,000. The average cash donation was \$178. The total was \$4,805 and is recorded on the balance sheet (DR Cash and CR Capital improvement Donations)

General Gate Donations (received in Cash), primarily at the two fund raisers, as a result of attendees “rounding up” / allowing POENB to “keep the change” off the admission price. There were ~70 people who “rounded up” by “throwing in and \$5, \$10, \$15, \$20 or even \$40. The total was \$1,307 and is recorded on the income statement (DR Cash and CR Donation Income)

Pledges were received from five people. The average pledge was \$550.

The “target number” for the security gate is \$18K; \$15K for the gate and another \$3K for electrical work and trenching. Sally said that POENB could eliminate the current short-fall of \$2,815 if:

- Additional pledges/cash are collected
- The electrical work and trenching costs less than \$3,000
- All remaining 50/50 raffle money collected - from Super Bowl boxes (\$1,250) and Easter Egg Hunt (\$220) is directed to the security gate
- Interest income earned on the Beach Infrastructure CD (\$219) is used for the gate.

POENB Board Nominations will be held at the Nov meeting.

Board Elections will be held at the Dec meeting.

Any member is invited to place their name into nomination for any position at that meeting. The current board plans to run for re-election however the POENB is in need of a new Corresponding Secretary for 2026. This is a vitally important role. If you'd like to help your community please reach out to nominations@eatonsneck.org for more info.

Community Bulletin

Thank you POENB members Caterina & Jamie Velez, Ruffino Estates & Constellation Brands for donating the wine, food pairings & Caterina's considerable sommelier expertise to make POENB's "A Night in Tuscany" on 9/20 a huge success. Money was raised for the proposed PB Security gate & the community came together and enjoyed a night with friends on our beautiful beach.



Thank you to Paul Parenti and local band Moss who performed a fantastic music set for our fundraiser in September. You'll find Moss on the cover this issue and can follow them and their gigs on Facebook at MOSSBAND & take a listen at Spotify under MOSS.

Thanks also to Shrimpy's of Northport who brought their catering truck out for the event. The food was great! Visit shrimpysburritobar.com or call 631-312-5588

ADULT (21+)
HALLOWEEN COSTUME PARTY



SATURDAY, NOVEMBER 1ST
EATONS NECK FIREHOUSE
\$10 PP 6:30 - 10:30 DJ
BRING YOUR OWN BEVERAGES
SHRIMPY'S FOOD TRUCK
WILL BE ON SITE
FOR PURCHASE



POENB

Watercraft Must be Removed from all Beach Racks by November 1ST, 2025

Per POENB watercraft beach rack rules, in odd years (2025), all watercraft, including kayaks, dinghies, and SUP's must be removed from the wooden and metal pipe racks for important biennially maintenance and upgrades. This includes new rack identification, painting, and signage for the 2026/2027 season.

Watercraft left on the racks will be considered abandoned & removed & may result in revocation of future privileges. This policy must be strictly enforced because when the racks were last cleared, several owners failed to remove their property.

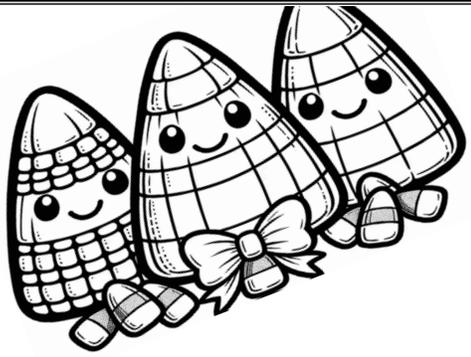
As per the two-year rack spot assignment system implemented in 2024, we will be doing new two-year rack spot assignments for the 2026/2027 season at an in-person signup event this spring at the fire house (likely in early March). Members will be notified of this date through the Changing tides, Facebook and via email.

Starting in 2024 we began a trial program that allowed assigned sail craft to remain on the beach all year, as they do not impede any maintenance tasks. Thus far, the trial program has been successful so will extend the program, allowing the sail craft to remain on the beach this winter.

As with the new two-year rack assignment protocol and rules, 2026/2027 spot assignments for racks AND sail craft will be based on a first-come, first-serve basis. As such, if you have an existing sail craft on the beach but do not show up for the new spot assignment in the spring, you risk losing your sail craft spot and will need to remove it.

Thank you for your understanding and cooperation.

Sincerely,
POENB Board.





“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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POENB

Abandoned Watercraft Sale Notice

POENB is currently storing six abandoned dinghies left on our beaches and various racks. We have been unsuccessful in getting people to pick them up. Although our rules clearly state we have the right to sell or discard watercraft abandoned over 90 days, we have not yet done so, and of course, we prefer not to. That being said, we have been storing these abandoned dinghies for over TWO YEARS, and we need to sell or dispose of them. In addition to this notice, we will also make posts on Facebook, send an email blast, and remind members at our monthly meetings.

As a courtesy to our members, we are giving everyone an additional 120 days to claim their previously abandoned watercraft. Any not picked up by February 1st, 2026 will be sold or discarded. If you believe you are the owner of one of these abandoned craft, please email info@eatonsneck.org with your full name, address and phone number to schedule a date and time to inspect/claim it. A copy of the complete beach and watercraft rules can at: www.eatonsneck.org/beach-rules/#WatercraftRules

Thank you for your understanding and cooperation.
 Sincerely,
 POENB Board.