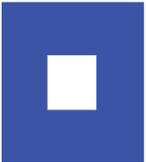


Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors



As we head into the holiday season, I want to extend my warmest wishes to you and your families for a very Happy Thanksgiving. This community continues to be a special place because of the spirit, generosity, and involvement of each of you.



I hope to see many of you out on Thanksgiving morning for our annual Turkey Trot—always a great way to kick off the holiday with friends, fresh air, and a little friendly competition.

Looking ahead, please mark your calendars for the Eaton's Neck Fire Department Christmas Tree Sale, taking place December 6th and 7th. It's a wonderful opportunity to support our dedicated volunteers while bringing home a beautiful tree for the season.



Thank you, as always, for your continued engagement and for helping make our community such a great place to live. Wishing you all a joyful Thanksgiving and a healthy, happy start to the holiday season.



Warm Regards,

Thomas J. Kehoe, Jr.
President, POENB

November 2025

POENB Minutes for Wednesday, November 5, 2025

The meeting was held at the EN Firehouse from 7:30 pm to 9:15 pm. The Pledge of Allegiance was recited followed by a roll call of officers.

Officer Roll Call

- Tom Kehoe - President (delayed but arrived after roll call)
- 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

63 members were in attendance (56 general + 7 officers). Paul Dippolito's motion to accept last month's minutes as published on the website and in the Changing Tides (CT) was seconded.

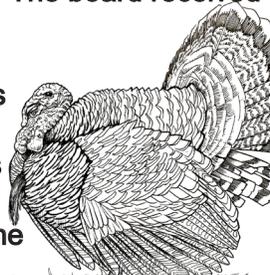
Correspondence – Sally Neal for Nancy Regan

The Board received 18 separate emails since POENB's meeting on October 7, 2025. This correspondence has been consolidated and organized by topic.

- **Watercraft Removal** - Three members asked to extend POENB's November 1st watercraft removal deadline for assorted reasons. Michael Ien Cohen agreed.
- **Bevin Seawall** - John Ballow emailed the VOA Clerk requesting a complete copy of proposed Local Law 2-2025 amending Chapter 104-6 "Notice of Defects" (announced on the VOA website). John seeks to review this document before the public hearing to clarify any refiling requirements in references to the undermined road and seawall.
- **Security Gate** - Several members emailed their support for the security gate at PB. One stated he supported it but could not attend given work travel. Three requested additional details on the gate. Sally Neal answered all emails and noted that the FAQs posted on POENB's website in September provide more information.

- **Social Events - Adult Halloween Party** – The board received several RSVPs

- **Key Issue Vote ("KIV")** – Two individuals emailed the Board the day or two prior to the Key Issue Vote. Two more emails came in (one from the same person) on the day of the vote asking to postpone the



On our cover: "November Driftwood"
taken by David Schaefer-Walker

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

For the Period January 1 to November 5, 2025

REVENUE

Beach Usage Income	\$ 879.27
Changing Tides Ad Income	\$ 740.00
Interest Income	\$ 219.07
Donations	\$ 1,307.00
Merchandise Sales	\$ 2,225.00
Membership Income	
Regular	\$31,863.68
Special Class/Senior	\$32,435.80
Total Membership	<u>\$ 64,299.48</u>
Social Income	
4th of July	\$ 550.00
Salute to Summer	\$ 3,070.00
Endless Summer	\$ 3,370.00
Other	\$ 200.00
Total Social Income	<u>\$ 7,190.00</u>

Watercraft Income	\$ 4,160.82
Raffle Income	\$ 1,673.00
Total Income	<u>\$82,693.64</u>
Gross Profit	<u>\$82,693.64</u>

EXPENSES

Bank Charges & Fees	\$ 8.00
Beach Expenses	\$23,103.26
Beach Improvements	\$ 6,286.84
Beach Security	\$ 947.47
Total Beaches	<u>\$30,337.57</u>

Changing Tides Expense	\$ 2,937.56
Insurance	\$14,176.23
Meeting Expenses	\$ 1,049.84
Merchandise Expenses	\$ 1,164.66
PayPal Fees	\$ 856.81
Social Expenses	\$ 8,214.98
Software/Website Expenses	\$ 763.79
Utilities	
Prices Bend Utilities	\$ 1,068.72
Valley Grove Utilities	\$ 1,135.58
Total Utilities	<u>\$ 2,204.30</u>

Total Expenses \$61,713.74

Net Income \$20,979.90

Partial Balance Sheet As of November 5, 2025

Current Assets

50/50 Proceeds/Petty Cash	\$ 732.26
Beach Infrastructure Funds - CD	\$11,919.06
PayPal Bank	\$ 347.58
POENB Operating Account	\$36,263.30
Total Bank	<u>\$49,262.20</u>
Accounts Receivable/Beach Deposit	\$ -
Capital Improvement Donations	\$ (5,205.00)
Total Current Assets	<u><u>\$44,057.20</u></u>

KIV and/or allow absentee voting. The 3 writers said they were not necessarily opposed to the gate, but believed (in no particular order) that:

1. An insufficient amount of info was available to make an informed “yes/no” decision.
2. There was too much information provided about the gate, and they needed additional time to analyze the information.
3. The Board and/or membership should finalize open policy issues associated with the gate before the KIV occurs - specifically the access method (clicker vs. phone).
4. The wording used to publicize the most recent KIV was not 100% identical to other KIV announcements; the most recent and prior messages differed in the level of detail (i.e., one announcement used generic language to describe the gate while a follow up announcement identified the proposed gate’s make and model). These differences impeded the member’s ability to make an informed voting decision.
5. In-person voting had limited historical precedence; POENB always/typically allowed e-voting and absentee voting.
6. The Board did not follow the KIV process as outlined in the By-laws - which the member stated - required (1) the presence of a quorum, (2) the KIV notice be communicated 10 days in advance of the vote, and (3) that discussion and voting be conducted in accordance with Robert’s Rules of Order.
7. The timeframe for action on the gate (“installed by 12.31.25”) was artificial; donors would probably extend their timeline, if asked. Sally then replied to some of the topics raised:
The POENB by laws do not reference Robert’s Rules. A motion for a quorum can be made, but in the absence of said motion, a quorum is not required for a key vote to occur. Per the By-laws, the Board has discretion as to how the vote will be conducted. Contrary to misinterpretation, although allowed, no votes in the last four years have been via e-vote. The method selected for this vote was “anonymous, paper ballots.” Sally also noted that this Key Vote had been published on multiple platforms (digital and paper) beginning with an eblast on October 20, more than 10 days in advance of the KIV.
The Board felt an abundance of information about the need for and benefit of the security gate at PB had been communicated over a reasonably sufficient, four-

month time frame. Information about the security gate first appeared in the July CT (in both the Correspondence Section and a Separate Section labeled “Security Gate”). Additional information about the gate was included in the August, September and October editions. Members invited to join the Working Group to become more involved in the process.

In September, a 40-page FAQ, which addressed specific features of the security gate, its estimated cost and multiple other topics, was published on POENB’s website.

The two September Fund raisers - specifically for the security gate - were publicized via emails and social media - several notices contained a picture of the selected gate. These two events, attended by ~190 individuals (of which ~100 were unique), provided another opportunity for members to engage with the Board about the security gate.

The Board believed that members (1) had sufficient time and opportunities (approximately four months - between July 2 to November 4) to ask questions and become actively involved in the process, (2) had been given sufficient information about the gate to make an informed decision, and (3) were given sufficient notice to adjust their schedules to attend the KIV.

At this point Bill Heuer requested that an email from Bethany Pokorny (received by the Board Wednesday, November 5th at 5:17 pm) be read out loud and entered into the minutes.

Unfortunately, I cannot be at the meeting tonight as it is my son’s award ceremony. I am respectfully requesting that this be read on my behalf. Thank you. I want to start by saying that my comments tonight are meant in the spirit of respect and collaboration. I truly appreciate the work that’s gone into researching this proposal and organizing the vote — I know how much time and effort has been devoted to this by the Committee and the Board.

My concern is not with the gate itself or the concept of improving security — I think we can all agree that thoughtful steps to protect our community are worthwhile. My concern is with the process and clarity of communication around this particular vote.

The original Key Issue Vote notice simply mentioned a “security gate at Price’s Bend,” without indicating that it referred to a specific, commercial-grade, electric gate or identifying the model, manufacturer, or vendor. Those important details were clarified only very recently — in an updated message shared today — which, in my view, acknowledges that the original notice lacked some key information members needed in order to understand the nature of their vote.

Given that this is a permanent structure and a significant long-term commitment, I believe it's reasonable and responsible to give the community a bit more time — to digest the specifics, ask questions, and ensure that everyone has full and equal access to the facts before voting.

For those reasons, I'd like to respectfully request that the Board postpone tonight's vote until the next meeting, so that the updated and complete information can be shared formally with all members within the appropriate notice period.

*Again, this is not about opposition to the gate — it's about process, transparency, and ensuring that every member has the opportunity to participate fully and confidently in such an important decision. Thank you for listening, and thank you again to the Committee and Board for your work on behalf of the community.
Kindly, Bethany Pokorny*

Social Committee - Heather Warrington

Heather said that since our last meeting, POENB sponsored or co-sponsored three social events: (1) a free family movie night (Hocus Pocus 1) on October 18, (2) a free children's Halloween Parade and fire safety presentation with the Eaton's Neck Fire Department (October 25), and (3) a nominally priced (\$10) adult Halloween Party (November 1).

The membership would like to extend a special thanks to Michael Ien Cohen for setting up his movie sound and screening equipment and Heather Warrington for organizing the movie event and dispensing candy and drinks (for a recommended donation).

The adult-only Halloween Party, held at the firehouse in conjunction with the Eaton's Harbor Corporation (2-acre zone), had the largest number of attendees of all three events (~120 people). Nearly all attendees opted to wear costumes. Thanks to Heather Warrington (for providing overall coordination), John Ballow (for decorations), Tom MacKenzie (for music - Let's do the time warp again), Shrimpy's and Mr. Mike (ice cream) (for the food and drinks for sale).

Beach Committee - Steve Neuf and Michael Ien Cohen

1. Benches - Steve Neuf said that the broken grill at PB had been replaced and 3 new benches at VG had been installed. Steve received a round of applause for his efforts.

2. Swim Lines – Thank you Dane Nau for single-handedly removing the swim lines from PB and storing them in the shed. Volunteerism makes POENB work - thank you!

3. Watercraft - Michael Ien Cohen reminded the room that, as 2025 is an odd year, stored watercraft must be removed from the racks no later than November 1, 2025 so they can be repaired. Bobby Pisicani volunteered to help repair the racks. In response to a query about just leaving kayaks on the ground next to the racks, Michael said its unsightly and also that storm surges and winter tides can easily flood the rack area and sweep boats out to sea. He went on to say that Large sailboats that do not use POENB rack, can remain at PB as part of a pilot program and finished by noting that POENB does not want to have to sell abandoned watercraft. New watercraft spots will be assigned in 2026 and members will likely not be assigned the same spot as they are on a first come, first serve basis.

Membership - Gene Caputo

Gene reported that our 2025, POENB membership total was 234.



Treasurer's Report –Sally Neal. (see pg. 2)

Total Revenue was \$82,700. The largest revenue items were: Membership Dues (\$64K); Watercraft Fees (\$4.1K); Social Income (\$7.2K); Merchandise Sales (\$2.2K) & Raffle Income (\$1.7K)

POENB's breakeven budget was based on 245 members and a ratio of 45/55 special to standard members. As of November 5, POENB 234 members were 11 shy of the budgeted amount. Approx. 58% of eligible residents (234/405) chose to become POENB members. Sally estimates that after accounting for December expenses and year-end transactions, POENB should be able to generate a small profit this year. The accounting of this is as follows:

Cash (\$5,250) from individuals is recorded as Capital Improvement Donations on the Balance Sheet (debit cash/ credit capital improvement donations) Cash from the two fundraisers (\$3,370) is recorded as "Endless Summer" Social Income on Income Statement. Cash from raffles at fund raisers (\$1,673) is recorded as Raffle Income on the Income Statement; General Donations (\$1,307) are recorded as donations on the Income Statement. Pledges of \$5,750 do NOT appear on the financial statements because POENB uses the cash basis of accounting. Entries are made when cash is distributed or received.

Bevin Seawall - John Ballow

John said he's trying to obtain a copy of the engineer's report, recently commissioned by VOA.

PB Security Gate - Sally Neal

At the start of the security gate discussion, Julie Hendricks-Atkins made a motion to postpone the key issue vote. The motion was seconded by Paul Dippolito. Several members then spoke on behalf of postponement. The arguments to delay were substantially the same as the those provided via email (see Correspondence). Nick Cavuto suggested holding the Key Issue vote in two weeks rather than waiting a month. In spite of restrictions donors placed on their contributions that the gate be underway by Dec 31 2025, some speakers expressed doubt that they would actually withdraw the funds if a delay occurred. Sally

noted that that many had members re-arranged their schedules to vote tonight and also said that several large dollar donors wishing to remain anonymous (representing 50% of total donations) told her that they would indeed withdraw their pledges if the vote were delayed and the gate project wasn't started by year's end.



A show of hands was used to determine whether the Key Issue Vote should be postponed. The motion failed: 13 members voted to delay, and 50 members voted not to delay.

Prior to conducting the Key Issue Vote, the Board opened the floor for 20 minutes of public comment. Each member was allowed 3 minutes to speak. The comments made against installing a security gate were highly similar to those the Board received in emails three days prior to the meeting (see Correspondence Section).

Additional comments included questions about specific gate policy decisions (as outlined in the FAQs) :(1) will the gate operate 24/7, (2) which access method will be used, (3) what data will be collected about members via the clicker or phone app, (4) does that violate private issues, (5) has the Board thought about the operational issues associated with installing the gate.

The Board stated except for name and address, no personally identifiable information will be collected by the clicker or phone app. Also, two members have volunteered to serve as Security Officers. The volunteers asked to receive and review the Security Officer job description prior to formally accepting & Sally Neal will provide those descriptions for their review.

Another member (Tom Bishop) expressed concern that members along Birmingham, will use the PB parking lot as an extension of their property and park their or their guest's vehicles in the lot during the day and overnight. The Board said that the gate should prevent such actions

and that the access mechanism would allow the Board to see statistics on parking lot usage.

Bill Heuer asked to revisit Resident Non-Member ("RNM") beach access and usage rights. Bill agreed that (1) POENB, Inc. owns the beaches (has title), (2) that the deeds to individual properties in the POENB area do NOT explicitly include "deeded beach access rights" or deeded beach usage rights" and (3) POENB members have the right to fully use and enjoy all parts and all amenities at both beaches. But he questioned the legal logic used to conclude that the only way residents of the POENB Area could access and use the beaches was by becoming a member of POENB.

Nancy Regan said that POENB's governing documents do include a private, expressed, appurtenance, affirmative easement ("the Easement") that applies to all property owners in the POENB Area. That means that POENB Area residents who elect NOT to join POENB can access and use the two beaches under certain conditions and restrictions.

However, per NY Real Property Law §345 and different precedents set by case law, Resident Non-Members ("RNM") are not permitted unfettered use of the beach nor do RNMs have the same rights and privileges as members. As the property owner, POENB can place limitations and restrictions on how and where RNMs can access and use the beach properties.

Specifically, RNMs (1) can access the beach through a designated pedestrian entrance only, (2) cannot use any beach amenities/shower such as the watercraft racks, benches, picnic tables, grills, dumpster, garbage can, portable toilets, parking lot, shed or barbecues), and (3) can only use a specific designated part of the beach to enjoy bathing, boating and recreational activities (in compliance with the POENB beach rules). Nancy Regan suggested updating selected FAQs (#7, #8, #9, and #10) to include the limited beach access and usage rights provided to RNMs via the Easement.



Sally Neal suggested and Bill Heuer agreed that a more fulsome discussion of the limited access and usage rights provided by an expressed, appurtenance, affirmative easement to RNMs take place at a later date. Sally also noted that a separate document will be posted on POENB's website that provides members with additional details on

(1) POENB's property deed, (2) easements, in general and POENB's specific Easement, and (3) the implications of the Easement for both members and RNMs, including conditions and restrictions.

At this point discussion concluded and a member made a motion to hold the Key Issue Vote which was seconded. Members then used their anonymous paper ballots to cast their yes / no vote in person. The Key Issue vote for the security gate passed by a vote of 50 to 12.



“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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Board Nominations - Ryan Cote

Ryan Cote announced the slate of 2026 Board nominees which includes all the current board members with the exception of corresponding secretary Nancy Regan. Ryan thanked her for her service to the community. The nominees announce were Tom Kehoe for President, Steve Neuf for Vice President, Sally Neal for both Treasurer and Recording Secretary, Paul Dippolito – for Assistant Vice President, Michael Ien Cohen for Assistant Vice President and Heather Warrington for Assistant Vice President.

At this point the board asked if there were any nominations from the floor for any board position—with a particular request for the open corresponding secretary position. No nominations were proffered. With that, the current board was officially re nominated.

Next Meeting

Next month's meeting will be the Board's Annual meeting at which a key issue vote to elect next year's Board nominees will occur. The meeting will be held Thursday, December 4, 2025, at 7:30 pm at the Eaton's Neck Firehouse.

The POENB needs a Corresponding & Recording Secretary in 2026

The POENB Board volunteers a ton of its time for the good of the Eaton's Neck community each month. Given all they do, it seems unfair to ask them to do double duty. Please step up & help out.

Corresponding Secretary: *Manages incoming & outgoing POENB correspondence & summarizes it for the membership at the monthly meeting.*

Recording Secretary: *Records & drafts the meeting minutes each month and prepares them for dissemination in the Changing Tides & eatonsneck.org.*

These critical roles provide the information members need to stay engaged and make decisions. Living on Eaton's Neck is not a spectator sport. Our long-term success depends on every single person contributing in his or her own way. If you've been looking for a way to assist the community you love, now is your chance.

If you're able to help, please email info@eatonsneck.org

Attention attendees of social events...if you've been enjoying all the terrific social activities of this past year, please consider joining the social events team. Send your information to the same email and we'll have our events chair reach out to you. Thank you.

community Bulletin



POENB

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

On Thursday December 4th at 7:30 pm, the POENB will hold its Annual Meeting and Elections for next year's Board, in accordance with our Association By-laws. The meeting will be held in-person at the Eaton's Neck Firehouse located at 55 Eaton's Neck Road. The following candidates have been nominated for election to the 2026 board.

- Thomas Kehoe - President**
- Steven Neuf - Vice President**
- Sally Neal - Treasurer**
- Paul Dippolito - Assistant Vice President**
- Michael Ien Cohen - Assistant Vice President**
- Heather Warrington - Assistant Vice President**

Voting will be conducted in person at the Annual Meeting and shall be carried by a simple majority of votes cast. POENB members in good standing shall be represented by one (1) vote per household.

If you have any questions, please email the Board at info@EatonsNeck.org



Another fantastic Halloween parade & firehouse party by the POENB & ENFD



Popeye & Olive boogeying down at the adult Halloween Party. A great time was had by all!



Congratulations to the 12 new inductees to the ENFD Junior Firefighter Program

**11TH ANNUAL
POENB 5K
TURKEY TROT
& STROLL**

Thursday, November 27th at 9:00 AM
Please meet at the Eaton's Neck Firehouse promptly at 9:00 AM.

Join POENB and bring your friends, family, and holiday spirit!

After the event:

- Hot chocolate for everyone
- Adult beverages for those who'd like a post-event treat
- Gift cards awarded to the top adult and youth finishers

Bundle up and arrive a few minutes early to stretch. We look forward to seeing you there!



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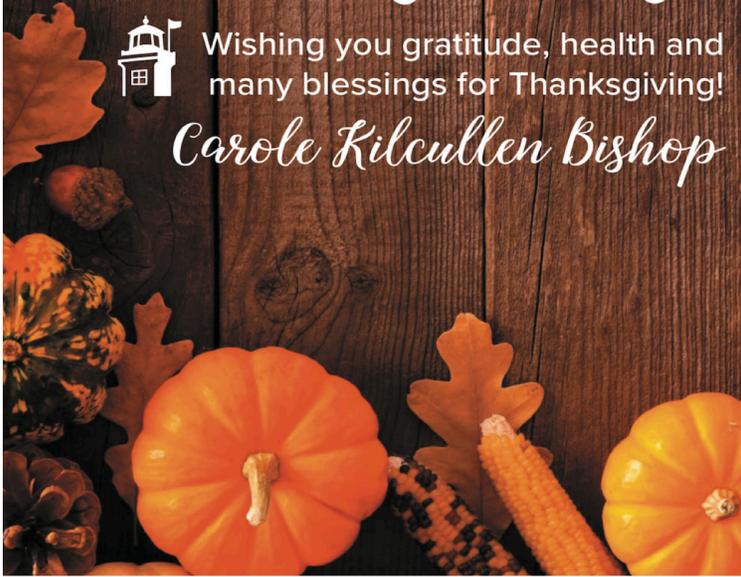
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HAPPY
Thanksgiving



Wishing you gratitude, health and many blessings for Thanksgiving!

Carole Kilcullen Bishop



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As we gather around the table,
our hearts overflow with gratitude
for the precious moments we
share with family and friends.

I am so grateful to be able to call
this beautiful community home
with all of you.

Happy Thanksgiving everyone!

Angela Bracciante

Your neighborhood specialist for 22 years.



Angela Bracciante

Lic. Real Estate Salesperson

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