

Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors



March is here, and after a long and arduous winter, the return of Daylight Saving Time and longer days is a welcome sign that spring is on the horizon.

This month also brings St. Patrick's Day, a nice opportunity to enjoy time with family, friends, and neighbors and to appreciate the community we are fortunate to call home here on Eaton's Neck.



Many of you may have seen the petition circulating regarding the aging seawall along Asharoken Avenue that protects the only roadway connecting Eaton's Neck to the rest of Long Island. If interested, you can find the petition online by searching for the "Asharoken Seawall Petition."
Wishing everyone a safe and enjoyable March.



Warm Regards,
Tom Kehoe
President
Property Owners of Eaton's Neck Beach Association (POENB)



Feb/March 2026

POENB Minutes
Wednesday, March 4, 2026

Property Owners of Eaton's Neck Beach, Inc.
Income Statement
 For the Period January 1 to March 4, 2026

The meeting was held in person at Eaton’s Neck Firehouse from 7:35 pm to 8:45 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
- Ellen DaSilva - Corresponding Secretary
- Paul Dippolito – Assistant Vice President (ABSENT)
- Michael Ien Cohen – Assistant Vice President
- Heather Warrington – Assistant Vice President (ABSENT)
- Recording Secretary - OPEN

Attendance

There were seven (7) members physically in attendance, not including four officers.

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

Correspondence –Tom Kehoe

1. Update on TOH Actions at Valley Grove – In July 2024, the TOH wrote to POENB, Inc. (as the deed holder to the VG beach) and 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. On March 4, 2026, Tom said that a TOH representative from Supervisor Ed Smyth and Supervisor Andre Sorrentino’s offices stated that the DEC is completing their review of the Nelson + Pope plan and should issue their permit in the next few weeks. Once the permit is approved, TOH will put the construction work out to bid - which takes about three months from advertising to executing a contract. Based on that timeline, construction at VG should start sometime in



On our cover: Hobart in Winter by Ryan Cote

REVENUE	
Beach Usage Income	\$ 225.82
Interest Income	\$ 170.82
Donations	\$ 40.00
Raffle Income	\$ 1,000.00
Merchandise Sales	\$ 100.00
Membership Income	
Regular	\$ 670.00
Special Class/Senior	\$ 740.00
Total Membership	\$ 1,410.00
Social Income	
4th of July	\$ 65.00
Total Social Income	\$ 65.00
Watercraft Income	\$ 285.00
Total Income	\$ 3,296.64
Gross Profit	\$ 3,296.64

EXPENSES	
Beach Expenses	\$ 635.99
Beach Security	\$ 7,585.05
Total Beaches	\$ 8,221.04
Changing Tides Expense	\$ 419.72
Meeting Expenses	\$ 164.72
PayPal Fees	\$ 79.89
PO Box Expense	\$ 210.00
Software/Website Expenses	\$ 232.16
Utilities	
Prices Bend Utilities	\$ 168.06
Valley Grove Utilities	\$ 54.61
Total Utilities	\$ 222.67
Total Expenses	\$ 9,550.20
Net Income	\$ (6,253.56)

Partial Balance Sheet
As of March 4, 2026

Current Assets	
50/50 Proceeds/Petty Cash	\$ 732.26
Beach Infrastructure Funds - CD	\$ 22,089.88
PayPal Bank	\$ 2,931.09
POENB Operating Account	\$ 5,649.06
Savings	\$ 100.00
Total Bank	\$ 31,502.29
Accounts Receivable/Beach Deposit	\$ 910.00
Total Current Assets	\$ 32,412.29

Q3 26. This means that the TOH's drainage remediation activities COULD impact member access and usage of Valley Grove during the Beach Season.

Committee Reports

1. Beach Committee - Michael Ien Cohen stated the split rail fence at Price's Bend (close to Hobart) is in a state of disrepair. As discussed in April 2023, a well-maintained fence serves three purposes: (1) makes the beach property more aesthetically appealing, (2) acts as a security device and (3) marks the boundaries of the PB property. In April 2023, the Board hired Amendola Fence Company (Amityville) to replace 50% of the 1,011 foot split rail fence from the shed to approximately Tudor Drive. The price for installing this new split rail locus wood fence at PB was \$6,500. This amount was discounted by \$2,000 based on members removing/repurposing the existing fence during the PB Beach Clean Up on May 6, 2023.

Sally Neal stated that the Board has standardized, separated and clarified the various POENB Rules and Policies to make them more accessible and understandable for members. The documents include a table of contents, introduction, version control table, and page numbers. The Key Terms and Definitions documents ensure the language used in all documents are consistent, clear and easy to understand.

The seven documents that comprise the POENB Rules and Policies in alphabetical order, are (1) Beach Rules, (2) Beach Party/Event Rules, (3) Data and Security Policies, (4) Easement Rules, (5) Gate Rules, (6) Key Terms and Definitions and (7) Watercraft Rules. These rules and policies have been posted to the POENB website via the Member Resources menu. The Board will routinely review the Rules and Policies (at least once per year) and update them as required.

2. Watercraft - Michael Ien Cohen - said that Watercraft Allocation Day, where Members in good standing (dues paid for 2026) may request watercraft spots, would occur at the EN Firehouse on Sunday, April 12th. The watercraft spots will be allocated on a "first come, first served" basis. Additional details will be provided via email and social media. and in the Channing Tides.

If an eligible resident is not yet a member, he/she may sign up to be a member - at the Watercraft Allocation Day event, prior to requesting the number and type of watercraft rack spots desired.

As noted in the Correspondence Section, it is unclear when the TOH may begin or complete their construction to repair the damaged drainpipe at VG. Additionally, the existing watercraft rack at VG, which holds ~12 craft, is in dire need of repair or replacement.

While temporary fixes were discussed, the town of Huntington may need to remove the racks, so in 2026, all watercraft rack spots will be located at PB.

3. Social Committee - Sally Neal for Heather Warrington
The annual Easter Egg Hunt for children will be held Saturday, April 4th at 12 noon with a rain date of Saturday, April 11th. This event is open to both members and non-members. However, Board suggests that participants donate \$3 per family to help defray the cost of the event. Heather is also looking for volunteers to help (1) stuff the plastic eggs, (2) dress as the Easter Bunny, and (3) hide the eggs on the day of the event.

Please email info@eatonsneck.org if you are available to help with this annual, cherished, and fun event.

Treasurer's Report – Sally Neal

The Treasurer's Report (see page 2) includes the Income Statement for the period January 1, 2026 to March 4, 2026 and a partial Balance Sheet as of March 4, 2026.

During the period ended March 4, 2025, revenue was \$3.3K, expenses were \$9.6K and net income was (\$6.3K).



Revenue consisted of \$1.4K from membership dues, \$100 from merchandise sales, \$1K from the sale of Super Bowl Boxes and \$800 from miscellaneous sources (e.g., private beach party/event deposits, donations, interest income and watercraft storage fees).

Approximately \$7K of the \$9.6K in expenses were for beach security, specifically, the remaining 50% of the \$14K cost of the security gate was installed at Price's Bend. Other expenses were for costs incurred in 2025 (landscaping, utilities and internet charges) but paid in 2026 because POENB is on the cash basis of accounting.

As of March 4, 2026, POENB Inc.'s asset balance was \$32K. \$22K of the \$32K was the Beach Infrastructure Fund.

Membership - Gene Caputo / Sally Neal / Michael Ien Cohen

The early bird membership payment period ends on March 31, 2026. The 2026 "early bird" annual dues for special class members (i.e., seniors, veterans, active military, and new residents) is \$235 and \$335 for standard members.

Members may apply online by going to www.eatonsneck.org or by putting their paper application and check into the POENB mailbox by the ENFD. To encourage eligible residents to sign up on line, the Board waived all online processing fees.

Reminder email notices will be sent out shortly. A paper copy of the membership application form will be included in the March edition of the Changing Tides.

The Board would like to again thank the many loyal residents who have chosen to support POENB's mission by joining the Association year after year and often decade after decade.

These steadfast members are typically the first to submit their membership dues. The Board and your fellow members greatly appreciate your steadfast participation and involvement.

Your support of POENB helps make Eaton's Neck a special place to live.

To make the POENB membership more valuable, Michael Ien Cohen has signed up ~20 local vendors (with a potential of 20 more) who will offer discounts to members who present their POENB membership cards. Retailers include restaurants and bars, dry cleaners, florists, and more. Details on the new member Discount program can be found on the website's Member Resource menu.

Security at PB - Sally Neal

The security barrier arm / gate at PB has been installed thanks to the fund raising efforts and generous donations of members and others. Members have the option of obtaining a "Clicker" (remote access devices) so they can drive into PB and park their vehicle in the PB lot for a one-time, refundable security deposit of \$35.

Once the early bird membership drive ends on March 31, 2026, the members of POENB's Security Committee will start to distribute the Clickers to members who have elected to provide a one-time, refundable security deposit. Distribution should occur around mid-April.

A member noted non-residents and non-members clamming and engaging in other non-permitted activities at PB. In conjunction with the split rail fence, the Board will be installing security cameras at the PB Easement entrance, the member entrance at the bushes near the shed, the shed, and on the PB property at the end of Worcester Court. New (durable, rustproof, reflective, and large) signage will also be erected in various parts of PB prior to the start of the Beach Season. The signs will read (1) private property/ no trespassing - violators will be prosecuted, (2) This property is Protected by Video Surveillance, and (3) Wetlands - do not disturb.

Bevin Seawall - John Ballow

NYS Senator Matteo and Representative Brown want more signed paper petitions for their advocacy work in Albany to permanently fix the Bevin Seawall. Currently, 600 paper forms have been received. Additionally, 1,726 electronically signed forms (via Change.Org) have also been collected. A copy of

the petition will be inserted into the March edition of the Changing Tides. EVERY PERSON in the residence can and should sign the paper form - children included!

Next Meeting

Next month's meeting is scheduled for Wednesday, April 8, 2026, at 7:30 pm at the EN Firehouse. The meeting may also be available via Zoom. All members are encouraged to attend.

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WATERCRAFT ASSIGNMENTS DAY

In-Person Event

Sunday, April 12 | 9:30 AM – 12:00 PM

Eaton's Neck Firehouse

Secure your watercraft spot for the season!

POENB is hosting an in-person Watercraft Assignment and Membership Sign-Up Day.

Important Details:

- First come, first served
- Memberships verified on site
- New & renewing members welcome
- Watercraft spots are separate

Watercraft Fees:

Small (under 16 ft) – \$30

Kayaks, paddleboards, canoes

Large (over 16 ft) – \$125

Hobie Cats, sailboats

Limit 2 spots per household

Can't attend? Reserve & pay via the 2026 Membership Form online.

www.EatonsNeck.org

info@eatonsneck.org

Eaton's Neck Homemakers

Attention, ladies! The Eaton's Neck chapter of Suffolk County Homemakers is looking for new members. Meetings are held at the Eaton's Neck Firehouse every Wednesday morning, from 10 a.m. to about 1 p.m. We invite you to join us on a wonderful journey of creativity, camaraderie, and service to the community.

To give you an idea of what our chapter does, we share the following excerpt from our 2025 Spring newsletter:

"The arrival of Spring ushered in a wave of activity. This season, alongside our ongoing philanthropic efforts, we created spring wreaths donated to a local assisted living facility. We hope these brought joy to the residents' days. We also repurposed jars and bottles into charming vases, promoting eco-friendliness. In addition, we hosted an engaging lecture by the director of the Northport Historical Society, who illuminated the rich history behind our town's buildings. Our social agenda was lively, with a delightful luncheon in Northport Village, a plant and book exchange, and our annual High Tea Party to end the season."

We look forward to welcoming you!

For more details or to get involved, contact
Ellen DaSilva 631 427-3571 or
Diane Brozek 516 351-2241



Dear Neighbor,

Our 2026 POENB Membership Drive is underway! Thanks to the 236 households who joined our Association in 2025. We look forward to welcoming you back in 2026.

POENB serves as the steward of Valley Grove and Price's Bend beaches and has the mission of protecting and maintaining these properties through critical beach improvement projects. Your membership dues make such improvements possible.

In 2025, POENB membership dues enabled us to (1) replace benches and grills at Valley Grove and Price's Bend, (2) refurbish the shed at Price's Bend, and (3) provide weekly landscaping and sand raking, garbage collection, bathroom cleaning, and erosion protection. POENB also installed a security gate at Price's Bend 100% funded by donations, not membership dues. We plan to do even more in 2026. Why should you join?

- *Because POENB advocates for you on issues that enhance the value of your home and your own personal public safety—such as the current issue of the deteriorating Asharoken seawall.*
- *Because POENB fundraises for and funds critical infrastructure projects that keep our beaches viable and our property values and quality of life intact (i.e. rebuilding the VG seawall).*
- *Because POENB sponsors or co-sponsors (with ENFD) events that make this a genuine community such as the July 4th Parade, Easter Egg Hunt, Halloween Parade, Turkey Trot.*
- *Because POENB keeps you up to date on events with delivery of the Changing Tides 9x/year*
- *Because only members have access to POENB watercraft storage, on-site parking and the ability to attend member-only events such as our Memorial Day Beach Picnic, Friday Night Grillin', Wine and Cheese Tastings, Bands on the Beach, Family Movie Nights, Community Garage Sale & other events.*

It doesn't matter how much you use the beaches. If their presence brings serenity to your life and value to your property, please join. If you feel your voice on State and Town issues will be better heard as part of a larger, more powerful group, please join. If you believe you have moved into a unique slice of America and wish to preserve that spirit, please join.

Join before March 31st and receive our early bird discount. You'll also be able to reserve your watercraft spot for the 2026/2027 beach seasons. There are two easy ways to join: 1_ Go to eatonsneck.org/membership-online/ to fill out the digital form and pay with PayPal (No extra fees apply). 2_ Use the form provided in this issue and drop it, along with your check, in the black POENB mailbox at the firehouse or mail your form to PO Box 124 Northport NY 11768.

Thank you for your membership.
The 2026 POENB Board

2026 POENB Membership Application



POENB
Property Owners of Eaton's Neck Beach

Date _____

Phone _____

First Name _____

Last Name _____

Street Address _____

City _____

State _____ Zip Code _____

Primary Email _____

Secondary Email _____

Description	Type	Early Bird (on or before 3/31/26)	Non-Early Bird (on or after 4/1/26)	Extended Dollar Amount
2026 Annual Membership	Special Class - 65+, veteran, active military, new eligible resident (moved to POENB Area on or before 1/1/125)	\$ 235	\$ 240	
	Standard	\$ 335	\$ 350	
1st Watercraft Spot (Optional)				
	Small	\$ 35	\$ 35	
	Large	\$ 125	\$ 125	
2nd Watercraft Spot (Optional)	Small	\$ 35	\$ 35	
	Large	\$ 125	\$ 125	
PB Parking Lot Clicker (Optional)	Security Deposit <u>per</u> Clicker - Please do not order and provide a security deposit for more than 4 Clickers	\$ 35	\$ 35	
Voluntary Contribution	Please enter amount - to supplement dues to execute POENB's mission			
4th of July Contribution	Please enter amount - passed onto the ENFD primary sponsor of event			
	Subtotal			
	TOTAL			

Small Watercraft: Paddleboard, Kayak, Double Kayak, Canoe, Rowboat/Dingy (less than 16' in length)

Large Watercraft: Hobie Cat, Catamaran, Sailboat (longer than 16' in length)

We routinely publish the names of our Members in the *Changing Tides*. If you prefer that your name is **NOT** included, **please check here** ()

_____ **Yes** - I have read and understand POENB's Rules and Policies (posted online) and agree with them

Two Application and Payment Methods

- Paper application and physical check: Make check payable to POENB, Inc. and include this form. Mail to POENB PO Box 124, Northport NY 11768 **OR** place in the POENB mailbox at the firehouse.
- Online application and electronic payment: Access and complete this form at <https://eatonsneck.org/membership>. POENB accepts **credit cards (Visa, MasterCard, AMEX), Apply Pay, Venmo, Google Pay, or PayPal.** **NO PayPal account is needed and NO SERVICE FEES APPLY.**

THANK YOU FOR FOR BEING A POENB MEMBER

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Bundle up and embrace the chilly weather! While it's cold outside, the real estate market is heating up with multiple hot offers. Seize the opportunity, call me today to discuss.



“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.”



Carole Kilcullen Bishop

Licensed Associate Real Estate Broker
Cell: 516.241.9619
cbishop@signaturepremier.com

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PREMIER PROPERTIES

*If your property is currently listed with another broker, please disregard. It is not our intention to solicit the listings of other brokers.



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