

# Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors

I hope you are all doing well and enjoying the start to the new year.

2025 was a banner year for Eaton's Neck. From the revived July 4th Parade to the installation of the new gate at Price's Bend, our community accomplished a great deal together.



Thank you to our POENB Board volunteers—Steven Neuf, Paul Dippolito, Sally Neal, Heather Warrington, Michael Ien Cohen, Roy Brouillard, and Ellen Dasilva—for their time and commitment this year. We are also very grateful to outgoing Board Member Nancy Reagan for her service.

We would like to congratulate the newly installed officers of the Eaton's Neck Fire Department and thank them for their continued service:

- 
- Michael A. Pinto, Paramedic, Fire Chief
  - Robert C. Ryan, EMT, First Assistant Chief
  - Gregory D. Atkins, EMT, Second Assistant Chief



We also thank Shane Elefonte for organizing a recent community beach cleanup on Sunday January 11th. Shane, his fencing team and a group of parents, siblings and community members (featured on our cover this month) gave of their time to clean up Price's Bend. Efforts like these reflect pride in our neighborhood and care for our shoreline.



Eaton's Neck continues to thrive because of engaged neighbors and dedicated volunteers. Thank you to everyone who helps make our community such a special place.

Warm Regards,  
Tom Kehoe  
President, POENB

January 2026

## **POENB Minute for Wednesday, January 7, 2026**

The meeting was held at the EN Firehouse from 7:30 pm to 8:45 pm. The Pledge of Allegiance was recited followed by a roll call of officers.

### **Officer Roll Call**

The meeting was called to order at 7:30 PM. There were six non-board members in attendance.

- Thomas Kehoe – President
- Steve Neuf - Vice President (ABSENT - scheduling conflict)
- Sally Neal – Treasurer
- Paul Dippolito – Assistant Vice President
- Michael Ien Cohen – Assistant Vice President
- Heather Warrington – Assistant Vice President
- Recording Secretary – Open but a volunteer has stepped forward
- Corresponding Secretary – Open but a volunteer has stepped forward

### **Attendance & Acceptance of Last Meeting's Minutes**

There were 12 members physically present including the six officers. The Minutes from the December 2025 meeting, as published online and in *Changing Tides*, was proposed and seconded.

### **Correspondence - Tom Kehoe**

- Shane Elefante, a 12-year-old, who attends Northport Middle School, and is a member of the Long Island Fencer's Club, sent a proposal to the Board to serve as POENB's Youth Environmental Ambassador (new position). The proposal outlines Shane's suggested responsibilities and communication and oversight protocols - among other topics. Tom thanked Shane for his interest and initiative and stated that the Board is currently preparing a response.

- John Ballow provided an update on how to send petitions to Governor Hochul regarding her help and support to permanently repair the failing Bevin Seawall. John also described how he is working with NYS Assemblyman Brown and other state officials to gather as much public support for the effort as possible.

- Tom Kehoe proposed two members for the 2026 POENB Board: (1) Roy Brouillard – Recording Secretary and (2) Ellen DeSilva – Correspondence Secretary.

### **Beach Committee - Michael Ien Cohen**

Michael Ien stated that despite multiple communications, more than two dozen watercraft remained on the beach at year end. The watercraft were physically removed from Price's Bend ("PB") by Michael Ien and Roy Brouillard and are now secured behind the POENB shed at PB. Michael Ien thanked Roy for his assistance in moving and

storing the boats.

Tom Kehoe reminded members about the Price's Bend Beach Cleanup hosted by Shane Elefante and his LI Fencing Team on Sunday, January 11th at 9:00 am. All volunteers will be provided with the necessary supplies (gloves, bags, buckets, grabbers). There will also be a Hot Chocolate Social at the firehouse after the Clean Up event.

Jack Pierson stated that the LI Fencing Club is registered as a 501(c)(3) organization and the Team has logged over 1,600 volunteer hours in 2025.

The Board is grateful to Shane for driving the effort to clean up Price's Bend and asked if the Fencing Team could remove some dilapidated beach chairs that have remained at PB for far too long.

### **Social Committee - Heather Warrington**

Heather provided an overview of updates to the 2026 social events. POENB plans to continue to sponsor social events during major holidays (e.g., Easter, Memorial Day, 4th of July, Halloween, and Thanksgiving) and at other times.

However, this year, POENB is trying to explore opportunities to ensure that many of the well-attended social events "break even" from a financial perspective (to the extent possible).

Sometimes, in the past, it has been difficult for POENB to accurately estimate demand and then properly calibrate supply. Demand is defined as forecasting the number of adults and children who will attend the event and supply is defined as offering an appropriate number and type of food, drinks, and activities at the event. This "balancing calculus" is often made more difficult by external events (weather) which is beyond the control of POENB. Once demand and supply have been estimated, POENB needs to create a revenue and expense budget so that revenues are approximately equal to expenses.

As a result, the Board is exploring creative ideas to continue to host these events in a thoughtful manner. Members are encouraged to participate and share suggestions.

### **Revenue Generation - Paul Dippolito**

As discussed previously, POENB is thankful to the many families that join POENB year after year. Member dues provide ~75% of POENB's annual expenses. Additional income is provided by watercraft fees, advertising in the *Changing Tides* and interest earned on the "Beach Infrastructure Fund" (rainy day fund for large, unexpected capital expenses).

Paul Dippolito shared revenue generation initiatives for 2026 - some of which were successfully introduced in 2025 while others are new for 2026.

- POENB will continue its vendor sponsorship program that was launched last year (e.g., Jones Drug Store sponsoring selected Social Events.) Vendor sponsorship levels range from \$250–\$1,000. Paul announced that James Street Market (in downtown Northport) has committed to joining the program in 2026.

**Property Owners of Eaton's Neck Beach, Inc.**  
**Draft Budgeted Income Statement (2026) and Actual Income Statement (2025)**

	<b>2026 Budget</b>	<b>2025 Actual</b>
<b>REVENUE</b>		
1 Beach Usage Income	\$ 900.00	\$ 879.27
2 Interest Income - Bank	\$ 500.00	\$ 219.07
3 50/50 Raffle Income	\$ 1,000.00	\$ 1,673.00
4 Changing Tides Ad Income	\$ 1,750.00	\$ 1,520.00
5 General Unrestricted, Board Discretionary Donations	\$ 1,000.00	\$ 1,307.00
6 Membership Income		
Standard	\$ 33,000.00	\$ 32,222.48
Special Class/Senior	\$ 31,960.00	\$ 32,435.80
Total Membership	\$ 64,960.00	\$ 64,658.28
7 Merchandise Sales	\$ 1,000.00	\$ 2,225.00
8 Social Income		
Memorial Day / Salute to Summer / Parti Gras	\$ 3,500.00	\$ 3,070.00
4th of July	\$ 500.00	\$ 550.00
Gate Fundraisers - Wine and Concert (Restricted Use)	\$ -	\$ 3,370.00
Halloween Parade	\$ -	\$ 1,070.00
Total Social Income	\$ 4,000.00	\$ 8,060.00
9 Watercraft Income	\$ 4,200.00	\$ 4,160.82
10 Total Income	\$ 79,310.00	\$ 84,702.44
11 <b>Gross Profit</b>	<b>\$ 79,310.00</b>	<b>\$ 84,702.44</b>
<b>EXPENSES</b>		
12 Bank Charges & Fees	\$ -	\$ 8.00
13 Beach Expenses	\$ 27,800.00	\$ 24,479.44
Ted McCarthy Landscaping	\$ 13,000.00	\$ 11,375.27
Herman Lindau & Son - Beach Raking	\$ 7,500.00	\$ 7,270.44
Misc repairs, storm clean up, erosion prevention	\$ 1,000.00	\$ 577.43
Outback Port-a-Potty	\$ 1,700.00	\$ 1,602.30
Winter Bro Dumpster	\$ 3,800.00	\$ 3,654.00
Security Gate Operations	\$ 800.00	
14 Beach Improvements	\$ 13,550.00	\$ 7,933.81
Stair replacement at VG ( <b>Contingent</b> TOH cost-share/pay) - including sand replacement at bottom of the stairs	\$ 4,000.00	
Repair / Replace Boat Racks - PB and VG	\$ 2,800.00	
Additional Signs and Shrubs	\$ 3,000.00	
Pedestrian Gate Locking Mechanism - VG and PB	\$ 750.00	
<b>Easement Access Implementation for Resident Non-Members</b> - One time cost for entrance sign, rules sign, gate, path, security camera and trenching.	\$ 3,000.00	
15 Beach Security Expense - Internet Service for Security Camera at PB.	\$ 2,987.21	\$ 2,597.57
16 Beach Infrastructure Funds	\$ 3,000.00	\$ 10,000.00
<b>Total Beaches</b>	<b>\$ 47,337.21</b>	<b>\$ 45,010.82</b>
17 Changing Tides Expense	\$ 3,500.00	\$ 3,357.28
18 Merchandise Expenses	\$ 500.00	\$ 2,306.54
19 Insurance	\$ 15,000.00	\$ 14,176.23
20 Meeting Expenses	\$ 1,200.00	\$ 1,049.84
21 PayPal Fees	\$ 911.43	\$ 868.03
22 Social Expenses		
Easter Egg Hunt	\$ 400.00	\$ 449.25
Memorial Day / Salute to Summer / Parti Gras	\$ 3,750.00	\$ 5,086.15
4th of July POENB Cost Share/ Donation to the ENFD	\$ 2,000.00	\$ 2,000.00

	2026 Budget	2025 Actual
Endless Summer Expense (cash basis of accounting 2024 expense paid in 2025)	\$ -	\$ 410.99
Halloween Parade (children and adults)	\$ 300.00	\$ 1,434.24
Movie Nights (2)	\$ 300.00	\$ 425.73
Turkey Trot	\$ 225.00	\$ 199.85
<b>Total Social Expenses</b>	<b>\$ 6,975.00</b>	<b>\$ 10,006.21</b>
23 <b>Software/Website Expenses -</b>		
Mail Chimp, Go Daddy, Blue Host, Quick Books	\$ 900.00	\$ 799.14
24 <b>Utilities - TrueBlue Irrigation, Swezey Fuel, SCWA, PSE&amp;G, Other</b>		
Prices Bend Utilities	\$ 1,378.91	\$ 1,149.09
Valley Grove Utilities	\$ 1,267.98	\$ 1,152.71
25 <b>Total Utilities</b>	<b>\$ 2,646.89</b>	<b>\$ 2,301.80</b>
26 <b>Total Expenses</b>	<b>\$ 78,970.53</b>	<b>\$ 79,883.89</b>
27 <b>Net Income/(Loss)</b>	<b>\$ 339.47</b>	<b>\$ 4,818.55</b>

**A**     Assumption: 2026 Number of Members

- 1 All members take advantage of the "early bird" (before March 31) pricing special
- 2 Two classes of membership - senior/special and standard. Eligible residents self-identify as to their class
- 3 **58% are senior /special members and 42% are standard members** (= the actual ratio in 2025)
- 4 236 = total number of members

**B**     Assumption: 2026 Membership Dues

- 1 Membership fees for **both seniors and standards** will increase by **\$5. Smallest increase since 2020**
- 2 **Membership dues INCLUDES all processing fees to encourage members to pay** electronically (credit card, venmo or paypal) ; paper checks still accepted.

Membership Dues	2026	2025
<u>Special</u>		
Early Bird (before March 31)	\$ 235	\$ 230
Non Early Bird	\$ 240	\$ 235
<u>Standard</u>		
Early Bird (before March 31)	\$ 330	\$ 325
Non Early Bird	\$ 350	\$ 345
<b>136 senior members * \$235 annual dues</b>	<b>\$ 31,960.00</b>	
<b>100 standard members * \$330 annual dues</b>	<b>\$ 33,000.00</b>	
	<b>\$ 64,960.00</b>	

**C**     Assumption: 2026 Watercraft Storage Fees

**Watercraft storage fees will NOT increase in 2026.** The storage price is the same *regardless* of the number of spots  
 Small craft = \$35    Large craft = \$125

**D**     Assumption: Security Gate Access Device

A \$35 security deposit for a "clicker" to lift the security arm at PB is **NOT required for membership.**

**E**     Final Thoughts on Fees and Prices

If an eligible resident took advantage of the **early bird pricing special**, wanted **1 watercraft storage spot**, and ordered one (1) clicker

A <b>senior/special member</b> - would pay <b>\$305</b> = \$235+\$35+\$35 (of which \$35 is refundable)
A <b>standard member</b> would pay <b>\$400</b> = \$330 + \$35 + \$35 (of which \$35 is refundable)



**POENB**

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

Please join us for POENB's February Association meeting on Wednesday, February 4th, 2026 at 7:30 pm. The meeting will take place in person at the Eaton's Neck Firehouse.

At that meeting we will conduct a Key Issue Vote to approve the proposed 2026 Budget. Voting will be conducted with one vote per member household and the issue shall be carried by a simple majority of votes cast.

• Merchandise sales was “re-introduced” in 2024 with the highly successful kids and adult Carhartt sweatshirts. In 2025, both the Eaton’s Neck baseball caps and tumblers “flew off the shelves.” In 2026, POENB will be selling Navy blue unisex winter hats (\$20 per hat).

• Following last year’s success, the Board will organize a 2026 Super Bowl Pool. Details on how to participate and the cost of each box will be emailed to members and posted on social media.

• The Member Discount Program (spearheaded by Michael Ien Cohen) is expected to roll out as soon as membership opens. All members will be provided with a POENB membership card that they can use with local vendors to obtain a small discount on items purchased. Depending on usage, the discount offered by local merchants could help subsidize the cost of a POENB membership.

**PB Security Gate - Sally Neal**

Sally said that the security gate at PB has been installed but IAL (selected vendor) is still working on programming the “clickers” (i.e., the remote access devices). The gate arm is currently in the “up” position and will remain so until membership opens and the one-time security deposit for a “clicker” is received and the clickers can be distributed.

Sally also said that she opened separate bank account at Chase to segregate the “clicker” security deposits from POENB’s day-to-day operating accounts.

Once the clickers are working properly, IAL will provide training on the gate operations and mechanics for the two security officers and selected Board members.

Sally concluded by saying that the gate purchase price and installation cost (electrical, trenching, etc.) was \$17,370 and was 100% paid for with donated funds. Interestingly, the cost of the gate was just shy of the amount of donations collected (\$17,400).

**Treasurer’s Report - Sally Neal**

Sally Neal presented POENB’s Income Statement for the year ended December 31, 2025. A quick summary shows that in 2025 POENB had

- Revenue of \$85.3K
- Expenses of \$80.8K
- Net income of \$4.5K

In terms of net income, 2025 was a “good” year. By way of contrast, POENB lost \$900 in 2024, made \$3.2K in 2023, and made \$16.3K in 2022. Over the years, POENB often goes through “booms and busts.” As was the case in prior years, in 2025, POENB’s largest source of revenue is membership dues. In addition to watercraft storage fees, advertising in the Changing Tides, and Beach Rentals, POENB had three other / new sources of revenue that totaled \$5.3K.

- General, unrestricted, Board discretionary donations \$1.3K
- 50/50 raffles (Super Bowl Boxes and other raffles) \$1.7K
- Merchandise sales \$2.3K

POENB also earned \$220 in interest from a CD that holds the Beach Infrastructure Funds. The interest rate on the CD was 3.5%.

POENB’s largest expenses, beach expenses and beach improvements, were aligned with prior year amounts. They also did not increase as much, even in the current inflationary environment, because POENB re-negotiated its fees with selected vendors.

Total expenses were less than prior years because the cost of POENB’s two most successful social events - the wine tasting and the band concert fundraisers - were financed by two generous members - Catarina Velez and Paul Perrenti.

In 2025, POENB also continued to build its Beach Infrastructure (“rainy day”) Fund. The account balance at the end of 2025 was \$21K - a rather remarkable achievement given that the balance as of December 31, 2021 was \$0.



**EATON’S NECK  
FIRE DEPARTMENT**

In case of a fire or medical emergency please call 911! Please do not hesitate because time is of the essence.

On January 1st, 20226 the following department members were sworn in at these positions of leadership. Michael Pinto is Chief of Department, Robert Ryan is First Assistant Chief and Gregory Atkins is the second assistant chief.

The two Fire Captains are Sean Cuiffo and Gary Schwartz. The fire Lieutenants are John Pokorny and Paul Ribeiro. The Rescue Squad Captain is Andy Reid and the Lieutenant is David Walker. Best wishes to these leaders during their term of office.

Historically, the heating season results in the highest number of fires in the home. Please take every precaution to prevent fires. Fireplaces, wood stoves, and electric heaters all require special attention.

The fire department continues its search for new members. Please consider joining an organization which provides vital services to the community. All the necessary training is provided at no cost to new members and individual safety is a paramount goal at all times.

Yours for fire safety, Rich Baer

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Sally then presented the 2026 Budget. Key take-aways include:

- Total number of members is estimated to be 236 (nearly the same as 2025)
- Membership dues will increase by \$5 per member from the 2025 rates.
- Watercraft storage fees will NOT increase in 2026. The storage price is the same in 2026 as it was in 2025.
- To encourage more members to sign-up and pay online, members will NOT be charged a processing fee if they pay via credit card, venmo, or paypal. As in prior years, submitting a paper application and a paper check continue to be accepted.
- The one-time security deposit for a “clicker” is \$35. Ordering a clicker is NOT a condition of membership. If you do not plan to drive your vehicle into PB and park in the parking lot, there is no need to put a security deposit down on a “clicker.” This clicker deposit will be returned when it is returned in good, working order and the eligible resident opts to no longer be a member.
- The budget includes one-time expenses to implement the “Easement Access” protocols for resident non-members. Sally concluded by saying that in 2026, POENB will try to make its financial operations easier, faster and cheaper by adopting more IT enabled processes and leveraging AI to the extent possible. POENB will also explore creating a related or affiliated” 501(c)(3) organization to complement POENB’s 501(c)(4) company. These two organizations must maintain distinct governance with separate boards and authorities. However, the 501(c)(3) affiliate will be able to offer tax deductions to donors which should help increase the potential for future fund raising. Additional details will be provided at a later date as this topic is further explored.

## Member Questions

Ellen DeSilva asked when the security gate at PB will “officially” be activated. Sally said that the gate will probably be activated two or so weeks after the early bird membership application deadline (March 31). At that time, the Board expects that at least 50% of eligible residents will have applied

and paid for their membership and the “clickers” will be properly programmed and distributed. The Board will announce the exact date in advance of the gate becoming fully operational. Until that time, the security gate arm will remain in the up position.

## Seawall Petition

As noted in the Correspondence Section, John Ballow shared Keith Brown’s (NYS Assemblyman for Northport area) request that all residents print out a paper copy of the electronic Bevin Seawall petition, physically sign it and then drop the form off in the VOA mailbox.

## Next Meeting

The meeting adjourned at 8:45 PM. The next meeting is scheduled for Wednesday, February 4, 2026 at 7:30 PM at the EN Firehouse. A Key Vote will be held on the proposed 2026 budget.



With 2026 around the corner, now is the perfect time to start planning your next move.

Whether you’re dreaming of buying, thinking about selling, or simply curious about your home’s value, I can help you turn those goals into reality.

Big plans start with one small step — reach out anytime to talk about buying or selling. Your next chapter is closer than you think!



## Casey Kehoe

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John Ballow, in consult with our elected officials, is asking all Eaton's Neck residents as well as each and every member of their household (kids too!) to print sign the letter below. Please do this ASAP! Drop your letter(s) in the black POENB mailbox at the firehouse.

(cut letter on the line below before dropping in mailbox)

# The Deterioration of the Asharoken Seawall



Dear Governor Hochul,

We are formally requesting New York State to assist the residents of the Inc. Village of Asharoken and Town of Huntington residents within Eaton's Neck by providing discretionary funds to replace the 1,000 ft. seawall along Asharoken Avenue. Please find below key facts and a timeline of events as to why we need your help, NOW!

**SMALL VILLAGE - BIG PROBLEM**

- The Inc. Village of Asharoken (the "Village") became responsible for the seawall when the Army Corp. of Engineering first replaced it in 1997 because the wall fell within the Village's jurisdiction.
- The Village includes 305 homes, approximately 200 of which are before the seawall and 100 are located in Eaton's Neck, Town of Huntington.
- The Village Mayor and Board of Trustees are all volunteers.
- The Seawall has undergone millions of dollars in repairs over the past decades.



**PUBLIC HEALTH & PUBLIC SAFETY MATTER**

- The Seawall protects the ONLY ROAD, Asharoken Avenue, in and out of Eaton's Neck, home to **2,000 Asharoken and Town of Huntington residents** who are 100% reliant on this road to access their homes.
- **The health, well-being and lives of 2,000 NYS citizens and the U.S. Coast Guard are at risk.**
- The Seawall has exceeded its life expectancy by 15 years and is **in danger of collapsing!**

**SHOVEL READY!**

- July 2023 – Inc. Village of Asharoken was awarded a \$1M FEMA Hazard Mitigation Grant to pay for the engineering report and cost estimate to rebuild the seawall.
- Nov 2025 - Full reconstruction plans were completed. The waterfront redevelopment cost estimate provided by GEI Consultants is approximately \$10.7M - \$12M.
- The Village has all needed permitting for the seawall and is shovel ready!

**WE ARE REQUESTING YOUR ASSISTANCE TO PREVENT AN IMPENDING CATASTROPHIC EVENT WHERE EATON'S NECK AND THE U.S. COAST GUARD HAVE NO ACCESS TO MAINLAND LONG ISLAND. WE RESPECTFULLY REQUEST NYS PROVIDE DISCRETIONARY FUNDING TO PROTECT OUR FAMILIES. WE APPRECIATE YOUR CONSIDERATION OF OUR REQUESTS.**

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Optional

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