

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 summer.



As Memorial Day Weekend approaches, our community once again comes alive. Boats are going back in the water, families are returning to the beaches, and Eaton's Neck begins settling into the summer season that makes this place so special for all of us.

Memorial Day also reminds us to pause and remember the brave men and women who made the ultimate sacrifice in defense of our country and our freedoms. Their service and sacrifice should never be forgotten.



We are looking forward to seeing everyone at the "Salute to Summer" party on May 24th as we officially kick off another great summer together. The Board and volunteers have been working hard behind the scenes to prepare for the season ahead and we appreciate everyone's continued support of the Association and our community.



This summer will also be especially meaningful as our nation celebrates America's 250th birthday. Our annual July 4th Parade should be a terrific event and I encourage everyone to come out, participate, and help celebrate both our country and the unique spirit of Eaton's Neck. On behalf of the Board of Directors, thank you again for your continued support of POENB. Wishing you and your families a safe, healthy, and enjoyable summer season.



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

April/May 2026

POENB Minutes for Wednesday May 6, 2026

The meeting was held at the EN Firehouse from 7:40 pm to 8:20 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
- Ellen DaSilva - Corresponding Secretary
- Paul Dippolito – Assistant Vice President (ABSENT)
- Michael Ien Cohen – Assistant Vice President
- Heather Warrington – Assistant Vice President

Attendance

There were 21 members physically in attendance (16 members and five officers).

The motion to accept last month's minutes as published on the POENB Website and in the Changing Tides (CT) was seconded.

Special Recognition of Gene Caputo - Tom Kehoe

The Board recognized longtime member Gene Caputo for decades of dedicated volunteer service to the association and the Eaton's Neck community. Gene's family's history in Eaton's Neck dates to 1958 while his stewardship of the property, where he and his wife raised two children, began in 1983. The Board cited Gene's "countless hours" of behind-the-scenes work and expressed deep appreciation of his contributions. Immediately after the meeting, attendees were invited to toast Gene with a 2023 At Roca Brut Reserva (a Spanish Cava or sparkling wine) and some delicious home-baked chocolate chip and sugar cookies.

Correspondence –Ellen DaSilva

To prepare for America's 250 birthday on July 4th, POENB sent invitations to 22 to officials (Federal/ State/County and Town), the Army Corps of Engineers and the Commanding Officer at the Eaton's Neck Coast Guard Station. POENB asked the Coast Guard to provide the Color Guard for the parade.

Treasurer's Report - Sally Neal

Revenue, for the four months ended May 5, 2026, was approximately \$61,000, which included \$52,000 from 187 memberships, \$5,100 from watercraft, \$1,000 from Super Bowl boxes and raffle events, and \$2,700 from

POENB Income Statement January 1-May 5, 2026

Income	
Changing Tide Income	60.00
Donations	876.00
Interest Income / Beach Usage	582.90
Regular Membership Income	26,670.00
Special Membership Income	25,465.26
Total for Membership Income	\$52,135.26
Merchandise Sales/Raffle Income	1,100.00
Social Income	1,026.00
Watercraft Income	5,100.00
Total Income	\$60,880.16
Expenses	
Beach	
Expenses/Improvements/Security	13,914.29
Changing Tides Expense	839.44
Meeting Expenses/PO Box	408.21
PayPal Fees/Bank Charges & Fees	1,359.16
Social Expenses	252.91
Software/Website Expenses	377.88
Prices Bend Utilities	302.87
Valley Grove Utilities	139.35
Total Expenses	\$17,594.11
Net Income	\$43,286.05

Partial Balance Sheet

As of May 5, 2026

Assets	
50/50 Proceeds and Misc.	732.26
CD	22,276.14
PayPal Bank	25,614.41
POENB Operating Account	37,284.09
Savings Account	100.00
Total Bank Accounts	\$86,006.90
Beach Reservation Deposit	-500.00
Total Assets	\$85,506.90



miscellaneous sources including merchandise, CT ads, and Beach reservations.

Expenses were approximately \$17,600. Because POENB is on the cash basis of accounting, roughly half related to 2025-incurred items paid in 2026. For the period ending on May 6, 2026, POENB's net income was \$43K. From a balance sheet perspective, assets/cash totaled \$86,000, including \$64,000 at Chase/PayPal and \$22,000 in a CD earning 3.5% designated for the beach infrastructure fund. Approximately \$5,100 within operating cash represents gate clicker security deposits. Those funds will be segregated into a separate interest-bearing account.

Membership - Sally Neal

The 2026 Budget assumes 236 members. In 2024, there were 243 members and in 2025, there were 232 members. As of May 6, POENB had 187 members. However, by May 8, membership should be 193 once six pending applications are processed.

However, from a budgetary perspective, POENB is short 40 members and shy \$12,000 in revenue.

Based on an analysis conducted of POENB members in 2024, 2025 and 2026, Sally found that in 2026, POENB (1) received applications from 12 first-time members (e.g., long-term POENB Area residents who had not previously joined POENB) and (2) had not yet received applications from ~ 80 prior year members (who joined in 2024 and/or 2025).

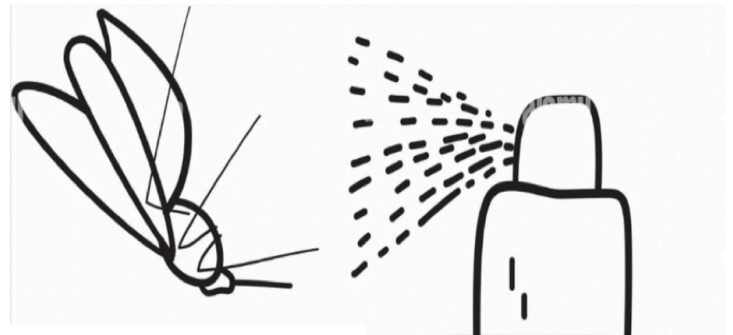
To increase membership, members suggested (1) sending personal invites and reminders to the ~80 "lapsed" members, (2) continuing to publicize the membership drive., (3) printing a list of members in the Changing Tides (to spur action), (4) offering a financial incentive to existing members to solicit their neighbors (e.g., provide a \$100 gift card to an existing member who successfully recruits another eligible resident who has not joined for the last 5 or 6 years), and (5) accepting members "at the door" at the Salute to Summer Memorial Day Event.

Operational Efficiency and Member Service - Sally Neal
The Board is focused on operational and cost efficiency and member convenience. This is the first meeting where AI is being used to take the minutes.

Electronic processing fees were waived in 2026 to encourage more members to sign up online. The Board continues to leverage QuickBooks for its accounting activities and recently implemented HubSpot for membership management.

PB Security Gate and Clickers - Sally Neal

Approximately 80% of current 2026 members have requested at least one gate clicker; 15 members requested two. To date, `150 clickers have been programmed and tested. Members of the Security Team, Greg Hodges, Sally Neal, Jack Gefken, Regina Grosso, Michael Ien Cohen, and Tom Kehoe, have or will receive training on Gate Operations soon. Clicker Distribution Day will be held on Saturday, May 16th at the ENFD from 9 am to 11 am. Please send a message to info@eatonsneck.org if you cannot make Distribution Day and a member of the Security Team will deliver the clicker to your home. If you forgot to order a Clicker when you submitted your membership, you can order and pay for a Clicker during the Clicker Distribution Day.



Natural Bug Repellent

We are approaching another wonderful summer weather but with it comes bugs. Many of us feel protective of our environment, so here's natural bug repellent you can try.

Enjoy the outdoors!

-Ellen DaSilva

Supplies needed:

4 oz spray container (available at CVS or Amazon), essential oils including peppermint, tree tea, cedar wood and lemon grass.

How to make it:

Place 10 drops of each essential oil in container and add distilled or tap water to fill container.

Clicker Distribution Day will also serve as Merchant Discount Card Day (see details below). The Security Gate is currently in the up position and will be “go live” active on Sat, May 16th.

Beach Committee - Michael Ien Cohen, Greg Hodges, Sally Neal, Tom Kehoe

Split Rail, Locust Wood Fence at PB - POENB is continuing the Price’s Bend split-rail, locust wood fence replacement project started in 2023. Amendola Fence in Amityville, the lowest cost option with a reputation for

quality work, will replace the second half of the fence along Birmingham (from the playset to Hobart Beach). The fence should be erected prior to Memorial Day. The project also includes installing two latched gates - one at the easement entrance and one near the playset.

Shrubs - Sally Neal and Greg Hodges met with Ted McCarthy about the failing privet hedge past the Price’s Bend parking lot entrance. Prior attempts to revive it with fertilizer and topsoil did not work and the shrubs currently provide very little security and no curb appeal.

POENB asked Ted for recommendations and a cost estimate to improve the area. Ted said it may be wiser (and cheaper) to wait until the Fall to act. In the meantime, Ted will weed and add mulch to the PB entrance as part of the Board’s ongoing incremental property improvement efforts.

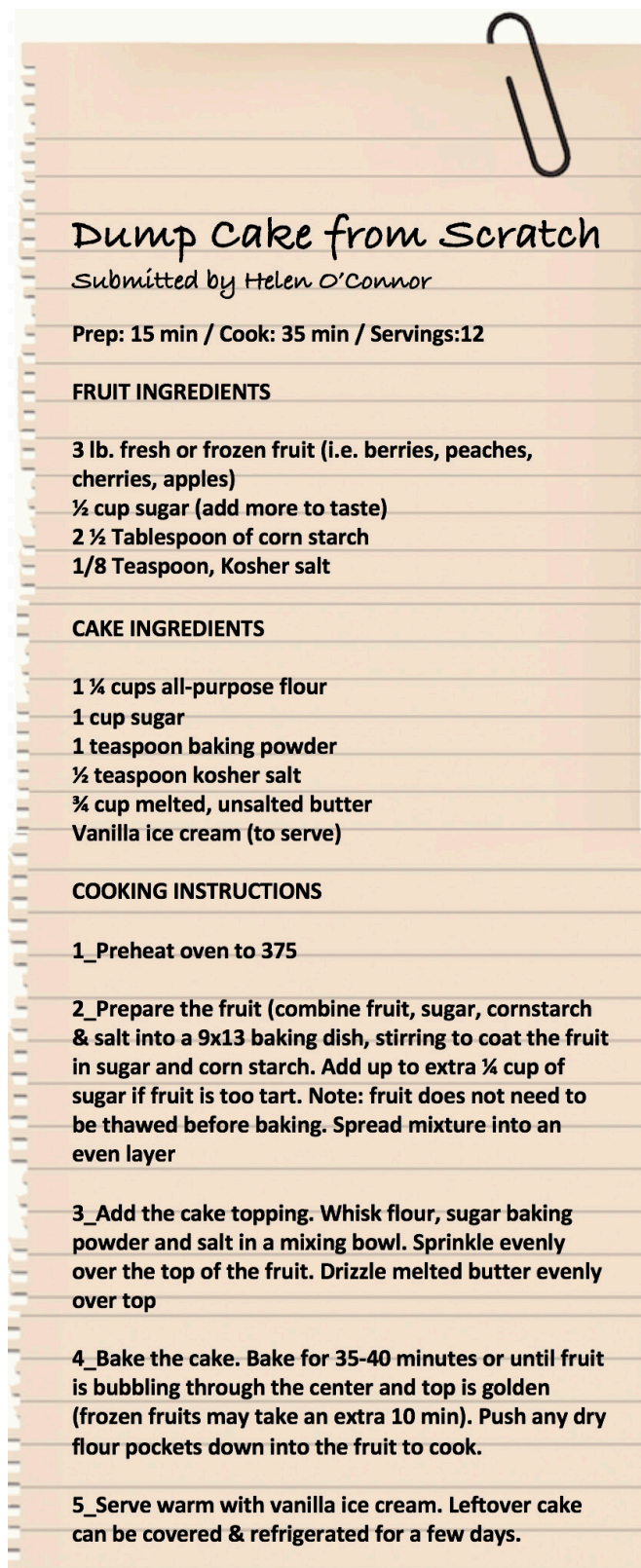
A member asked about removing the “weed trees” (Tree of Heaven) at Price’s Bend. These rapidly growing weed trees are unsightly and host the invasive spotted lanternfly. Sally and/or Greg will ask Ted to cut down all weed trees asap.

Swim Readiness - Michael Ien Cohen said that he replaced swim line buoy decals, Greg Hodges and Dane Nau replaced the floats on the swim lines, and Heinz Hilmer and Dane Nau installed swim lines. Next Beach Cleanup Day - Paul Meyer asked when POENB was scheduling its next beach cleanup day. The Board said that (1) Shane Elefante (Youth Beach Ambassador) and his fencing team conducted a beach clean-up in January 2026. Ted McCarthy and his crew recently completed the spring clean-up of both PB and VG and Hermann Lindau, our beach groomer will be starting just prior to Memorial Day.

The Board asked Paul Meyer to consider organizing an additional cleanup day and, if he does, to coordinate with Shane Elefante to help recruit more volunteers. Dumpster Issue - The PB dumpster is currently overflowing. Members were concerned about unauthorized dumping. The Board will ask Winter Brothers to empty the dumpster ASAP.

Members agreed that a locking bar should be added across the top of the dumpster during the off-season. Most believed that using a locking bar during beach season would be inconvenient for both members and vendors.

POENB Beach Water Quality / Oysters - Heather



Dump Cake from Scratch
Submitted by Helen O'Connor

Prep: 15 min / Cook: 35 min / Servings:12

FRUIT INGREDIENTS

- 3 lb. fresh or frozen fruit (i.e. berries, peaches, cherries, apples)
- ½ cup sugar (add more to taste)
- 2 ½ Tablespoon of corn starch
- 1/8 Teaspoon, Kosher salt

CAKE INGREDIENTS

- 1 ¼ cups all-purpose flour
- 1 cup sugar
- 1 teaspoon baking powder
- ½ teaspoon kosher salt
- ¾ cup melted, unsalted butter
- Vanilla ice cream (to serve)

COOKING INSTRUCTIONS

- 1_Preheat oven to 375
- 2_Prepare the fruit (combine fruit, sugar, cornstarch & salt into a 9x13 baking dish, stirring to coat the fruit in sugar and corn starch. Add up to extra ¼ cup of sugar if fruit is too tart. Note: fruit does not need to be thawed before baking. Spread mixture into an even layer
- 3_Add the cake topping. Whisk flour, sugar baking powder and salt in a mixing bowl. Sprinkle evenly over the top of the fruit. Drizzle melted butter evenly over top
- 4_Bake the cake. Bake for 35-40 minutes or until fruit is bubbling through the center and top is golden (frozen fruits may take an extra 10 min). Push any dry flour pockets down into the fruit to cook.
- 5_Serve warm with vanilla ice cream. Leftover cake can be covered & refrigerated for a few days.

Warrington and Christine Ballow recently attended a water quality event at the Northport Yacht Club. They said that Valley Grove's water quality was described as among the most contaminated on Long Island (high levels of bacteria post rainfall). It is now rated a "C" but historically was an "F" at times. PB is slightly better.

Heather and Christine will follow up with the relevant contacts to determine if and how POENB could leverage nature's vacuum cleaner - oysters - to help clean the waters. A member suggested involving Doug Schmidt, a POENB member who has a PhD in marine biology. Christine said that POENB residents may be eligible for NYS and county grants (up to \$20K) if they need to "update" their septic tank.

Watercraft - Michael Ien Cohen

The abandoned watercraft sale on Saturday, April 11th at Price's Bend generated ~\$1,000.

Michael and Bobby Pisancani temporarily braced the rack at Valley Grove. A full rebuild is deferred pending Town of Huntington drainage pipe repairs in the fall. The watercraft decal display date has been extended to May 15th. Currently, only two watercrafts are missing decals.

Post the grace period, POENB will be enforcing WC storage out of respect to all members who pay the membership dues and rack storage fees.

Merchant Discount Program- Michael Ien Cohen

The Merchant Discount Program is active and cards will be distributed to members on Saturday, May 16th at the EN Firehouse from 9 am to 11 am - the SAME DAY that Clickers will be distributed.

Currently, 23 or 24 merchants have signed up. Most merchants signal their participation by putting a POENB discount decal in the window of their shop. If a participating merchant does not honor the discount, contact Michael at info@eatonsneck.org. Check eatonsneck.org for participating merchants/ discounts.

Social Committee - Heather Warrington

Memorial Day - POENB will host its Memorial Day "Salute to Summer" party on Sunday, May 24th (3 - 8 pm) at Prices Bend with plans for Tom and Casey Kehoe's James Street Market to cater, Tom MacKenzie to DJ, and Mr. Mike to bring his Ice Cream Truck.



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This current window has been open a long time and change is already showing up in the data. As more homeowners consider selling to take advantage of the market, the balance in competition will shift. If you or someone you know has been even thinking about a move, this is a moment worth understanding before it passes.

I am offering a free real estate "check-up" to homeowners who would like to know the current value of their home, how it would fare among current properties for sale, and low-to-no-cost improvements that would increase the value of your home now and in the future.

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Happy Spring!

Angela



Angela Bracciante

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water balloon toss games) and (3) meet its financial objective of breaking even.

Members are urged to register early (by May 15) for lower pricing: \$25 adults / \$10 children; after May 15th the price is \$35 /\$15.

Please reach out to Heather (info@eatonsneck.org) if you have ideas / suggestions or would like to volunteer to help with the event.

4th of July - Bobby Ryan (ENFD) contacted Tom Kehoe this week about whiteboarding the 4th of July events - especially since its America's 250th birthday. Tom said that the ENFD wants to make this year's parade and party special and has invited Eaton's Harbor (2-acre zone) and other HOAs in Eaton's Neck to participate in the event planning. Tom said that he believes that EN has the "best" 4th of July parade in LI and maybe NY!

Inviting Candidates Running for Office to a POENB Meeting- Tom Kehoe POENB may delay a "meet the candidate" event until after the June 7 Republican primary when candidates from both parties for Keith Brown's Open NYS Assembly Seat are finalized.

Including Additional Content into the Changing Tides - Ellen Da Silva

The Changing Tides is valuable because it reaches all 405 homes in the POENB Area (members and non-members), provides ad revenue, and supports POENB's 501c4 social-welfare mission - while keeping all residents informed of POENB's activities.

To make the newsletter even better, Ellen proposed adding more community interest content - such as recipes, natural insect repellent tips, gardening advice, and local history pieces. She invited residents to submit article suggestions to info@eatonsneck.org.

Next Meeting

Next month's meeting is scheduled for Wednesday, June 3, 2026, at 7:30 pm at the EN Firehouse.



The event is open to POENB members and their guests. In the past (under Joe Cancroft and others), the event drew 300+ attendees. In 2025, the event lost money given bad weather and the fact that members typically buy their tickets at the door (vs. in advance). As a result, it is difficult for POENB to (1) accurately predict the number and type (adults vs. children) of attendees, (2) accurately order food and plan activities (e.g., face painting,



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Community Bulletin Board



Introducing our all new Merchant Discount Card Program

POENB members now enjoy discounts at over 20 local merchants in & around Northport...and the list is growing!

This new program is free for all members and can help POENB membership pay for itself!

Member card distribution will take place at the Eaton's Neck Fire House, Saturday May 16th from 9:00 AM to 11:00 AM along with the Prices Bend gate remote fobs. If you did not attend, your card will be delivered to your home shortly.

Below is the list of participating merchants as per this printing, but always check www.EatonsNeck.org for updates

Merchant	Category	Location
"Ahh" Therapy	Massage/Wellness	Northport (or your home)
Aunt Chiladas Restaurant	Restaurant	Northport
Blacktip Auto/Boat Detailers	Service Provider	Your home
Dutch Girl Dry Cleaners	Dry Cleaner/Tailor	Northport
Eileen Jewelry Collection	Jewelry/Gifts	Northport
Jackie Shawn Salon	Salon	Northport
James Street Market	Restaurant/Market	Northport
Jones Drug Store	Pharmacy/Gifts	Northport
Laug Auf	Clothing	Northport
Lewisy Fuel Oil	Heating Oil	East Northport
Lindstadt Gutters	Gutters	Northport
Long Island Foil Boards	Recreation	Northport
Moksha Café	Restaurant/Wine Bar	Northport
Mo's Bagels & Deli	Restaurant	Northport
Purhydr8	Filtered Water	Northport
Salted on the Harbor	Restaurant	Northport
Shipwreck Diner	Restaurant	Northport
Shrimpy's Burrito Bar	Restaurant	Northport
Sweet Arts of Northport	Candy / Arts	Northport
Swezey Fuel Oil	Heating Oil	Patchogue
Wine Cellar on Main	Restaurant	Northport

Scan this code to see specific discounts and more information about each of the merchants, to see the most updated list and get more information on how the program works.

You can even add an icon to the home screen on your apple or android phone



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SALUTE TO SUMMER

SUNDAY, **MAY 24th** | **3PM**

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THIS IS A BYOB EVENT

★ PLEASE BRING TABLES & CHAIRS ★

50/50 RAFFLE
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★ **SALUTE TO SUMMER** ★

NAME _____ ADDRESS _____ CELL _____
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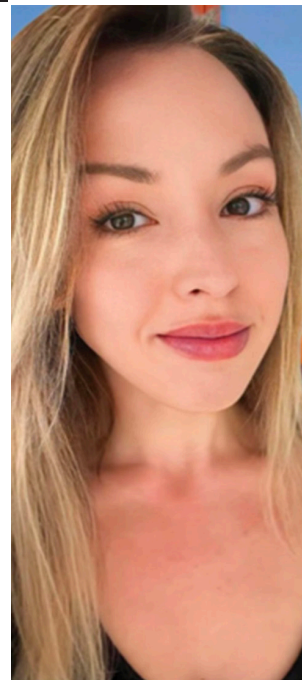
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