

Changing Tides

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



Dear Eaton's Neck Friends, Family, and Neighbors,

This Fourth of July is especially meaningful as our nation begins the celebration of America's 250th birthday. For nearly two and a half centuries, the United States has stood as a symbol of freedom, opportunity, and resilience. We are fortunate to live in a community that reflects those same values through volunteerism, civic engagement, and neighbors helping neighbors.

I hope you'll join us for one of Eaton's Neck's most cherished traditions: our annual Fourth of July Parade and community celebration. Whether you're decorating a bicycle, marching with family and friends, volunteering, or cheering from the sidelines, these moments help make our community special. A heartfelt thank you to the Eaton's Neck Fire Department and the many volunteers who make this event possible year after year.

We also received encouraging news this month with the announcement of \$12 million in state funding to reconstruct the Asharoken seawall. This critical project helps protect the only roadway connecting Eaton's Neck and Asharoken to the mainland and represents an important step toward safeguarding our community for generations to come. This achievement reflects the efforts of many residents, community advocates, Village and Town officials, and state leaders who worked tirelessly over the years to keep this issue at the forefront and secure the funding necessary to address it.

On behalf of the POENB Board of Directors, I wish you and your family a safe, happy, and memorable Fourth of July.

Sincerely, Thomas Kehoe
President, Property Owners of Eaton's Neck Beach Assoc.

June 2026

POENB Minutes for Wednesday, June 3, 2026

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

Officer Roll Call

- Tom Kehoe - President (absent)
- Steve Neuf - Vice President
- Sally Neal – Treasurer and Recording Secretary
- Ellen DaSilva - Corresponding Secretary
- Michael Ien Cohen – Assistant Vice President (absent)
- Heather Warrington – Assistant Vice President
- Paul Dippolito – Assistant Vice President

Attendance

Twelve people attended in person (7 members and 5 officers). Prior Month's Minutes A motion to approve last month's minutes, as published on the POENB Website and in the Changing Tides, was seconded.

Correspondence –Ellen DaSilva and Christine Ballow

Ellen reported that 22 invitations were sent to dignitaries and community figures for the 4th of July parade. Andrew Reyes confirmed his attendance. Regrets were received from Dave Bernardo, Jen Hebert, Donna Koch, Ed Romaine, and Governor Kathy Hochul. Brooke Lupinacci, Teresa Martin, Andre Sorrentino, and Colonel Young (Army Corps of Engineers) have not yet responded; last-minute replies are common.

Christine Ballow reported that POENB sent letters to Save the Sound and Suffolk County Legislator Stephanie Bontempi about water quality ratings at Valley Grove and Price's Bend. Legislator Bontempi scheduled an in-person site visit on Wednesday, July 10 at 7:00 pm at the ENFD to (1) review rating improvements, (2) discuss remediation, and (3) explore funding opportunities.

John Ballow noted that Senator Mario Mattero wrote there may be positive developments on the Bevin Seawall; details to follow.

Sal Judice asked about the POENB's "oil buying program" with Swezey, noting that the current contract expires on June 30. Ellen will follow up.

Committee Reports

Social Committee – Heather Warrington

The "Salute to Summer" event, has been moved from the Memorial Day weekend, to Sunday, June 14, 2026 (Flag Day). Members are asked to register by June 7, 2026, by emailing heathermariewarrington@gmail.com. Pre-payment

On our cover, "Dilapidated Asharoken Seawall", by John Ballow

Property Owners of Eaton's Neck Beach, Inc.

Income Statement

For the Period January 1 to June 3, 2026

REVENUE

Beach Usage Income	\$	427
Changing Tides Income	\$	60
Interest Income	\$	357
Donations	\$	904
Raffle Income	\$	1,000
Merchandise Sales	\$	100
Membership Income		
Regular	\$	29,750
Special Class/Senior	\$	27,940
Total Membership		<u>\$ 57,690</u>
Social Income		
4th of July	\$	1,084
Salute to Summer	\$	50
Total Social Income		<u>\$ 1,134</u>
Watercraft Income	\$	5,515
Total Income	\$	<u>67,187</u>
Gross Profit	\$	<u>67,187</u>

EXPENSES

Beach Expenses	\$	5,131
Beach Improvements	\$	3,650
Beach Security	\$	10,639
Total Beaches		<u>\$ 19,420</u>
Changing Tides Expense	\$	1,295
Meeting and Administrative Expenses	\$	458
PayPal Fees	\$	1,419
Social Expenses - Easter Egg Hunt	\$	253
Software Expenses	\$	392
Utilities		
Prices Bend Utilities	\$	370
Valley Grove Utilities	\$	139
Total Utilities		<u>\$ 509</u>
Total Expenses	\$	<u>23,745</u>
Net Income	\$	<u>43,442</u>

Partial Balance Sheet

As of June 3, 2026

Current Assets

50/50 Proceeds/Petty Cash	\$	732
Beach Infrastructure Funds - CD	\$	22,276
PayPal Bank	\$	28,486
POENB Operating Account	\$	36,083
Savings	\$	100
Total Bank		<u>\$ 87,677</u>
Accounts Receivable/Beach Deposit	\$	770
Total Current Assets	\$	<u>88,447</u>

Liabilities and Equity

Beach Gate Clicker Deposits	\$	6,120
Opening Equity Balance	\$	20,244
Retained Earnings	\$	18,281
Net Income	\$	43,801
Total Equity	\$	<u>82,327</u>
Total Liabilities and Equity	\$	<u>88,447</u>

is encouraged. Registration is critical to ensure sufficient food from the new caterer, EMF Gourmet Italian Market. Food avail. for walk-ins is not guaranteed.

POENB Board members met with the ENFD to coordinate the 4th of July parade, BBQ and festivities to celebrate America's 250th birthday.

Ceremonies and speeches will take place at the beach, followed by a BBQ at the ENFD. Volunteers are needed to help with the BBQ.

Beach Committee – Steve Neuf

Steve reported that a water leak at Valley Grove, found by Tom Bishop, was caused by a damaged PVC pipe near a coiled hose — likely due to landscaping work. The leak has been repaired. The Board also received feedback about the appearance and placement of the portable toilet at PB. Steve will evaluate options for improving placement and screening.

POENB has asked that landscaper Ted McCarthy trim weeds near the PB entrance, which was interfering with security gate, tidy the hedges and remove weeds near the kayak rack. Hermann Lindau will begin beach grooming at PB on June 5th.

Watercraft Committee – Michael Ien Cohen (reported by Sally)

Michael has led efforts to clean and improve the watercraft racks, inventory stored craft, and remove abandoned boats. The sale of derelict boats generated ~\$1,000.

New unidentified boats have appeared. Michael ordered identification stickers so members can label their equipment, which allows POENB to remove unauthorized boats. POENB will install solar-powered security cameras at the racks; solar avoids the higher cost of electrical installation (trenching). Volunteers are needed to help with installation - email info@eatonsneck.org.

Merchandise Sales - Paul Dipolitto

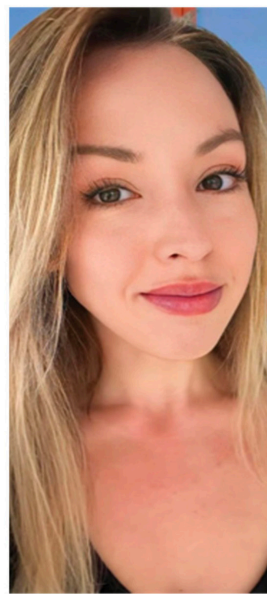
Paul is working with Heather Warrington to source Eaton's Neck branded items to sell at the 4th of July event. He plans to offer a new Eaton's Neck-branded baseball cap with a PVC / rubber patch.

Treasurer's Report – Sally Neal (see separate financial statements)

For the five months ended June 2, 2026, POENB reported a net income of \$43,442.

Revenue totaled \$67,187, primarily from membership dues (~\$58,000) along with watercraft storage, Super Bowl boxes/raffles and miscellaneous income streams.

Expenses totaled \$23,745, including about \$7,500 in prior year costs for the security gate paid in 2026 (POENB is on the cash basis of accounting). Remaining expenses covered beach maintenance, beach improvements (split rail fence), utilities,



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software, and administrative costs.

As of June 3, 2026, POENB held \$88,447 in total assets, primarily in cash and investments, including a \$22,276 CD designated for beach infrastructure projects. Current liabilities of \$6,1000 represents refundable deposits from POENB members. The cash from these clickers are held in POENB's operational cash accounts (current assets). Once the clickers have been fully distributed, POENB will transfer the “clicker cash” into a segregated clicker cash account.

Security: Gate and Clickers - Sally Neal

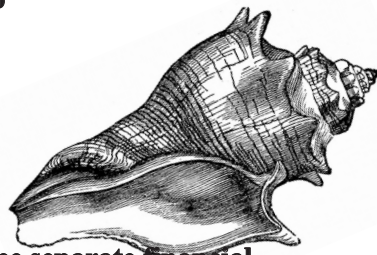
The security gate at PB was installed and is operational. To date, the Security Team received requests for 189 clickers, including five vendors and law enforcement and 184 from members.

- 1 member ordered 3 clickers
- 18 members ordered 2 clickers
- 165 members ordered 1 clicker
- 27 members did NOT order a clicker (211 members - 184 clickers = 27)

158 of the 189 clickers (84%) have been distributed. 38 clickers are still unclaimed.

Thank you Nancy Regan, Regina and John Grosso, Heather Warrington, and Ellen DaSilva for helping with the distribution. Sally singled out Greg Hodges for special recognition for his help managing the clicker data in the PAL system, testing the clickers, and coordinating with the security vendor (IAL).

As noted in the Watercraft section, added security measures will include new signage and security cameras at PB. A member said that 1010 WINS News had directed fishermen



to Hobart Beach without mentioning the residency requirement to use the TOH beach. Non-resident traffic may increase and could spill over to PB.

A member asked when Phase 2 of the split-rail locust wood fence at Price’s Bend, from the playset to Hobart Beach, would be installed. Sally said Amendola Fence Company, which completed Phase 1 and was the lowest bidder, will install it on June 22. The fence replacement project, approved by the membership in 2023, will also include a latched gate at the limited easement access area.

The Board discussed landscaping improvements along Birmingham with Ted Mcarthy to enhance security and aesthetics. This work will likely be deferred until Q4 ‘26, subject to funding.

Membership - Sally Neal

Membership Trends

There is currently no membership chair. As Treasurer, Sally is the membership “scorekeeper” and provides membership trends. POENB’s current 2026 voluntary member to eligible resident ratio of 52% (211 to 405) was “average” when compared to other voluntary organizations, the downward trend membership is concerning since the current 2026 ratio is lower than prior years.



Members	2026 Budgeted	2026 Actual	2025 Actual	2024 Actual	2023 Actual	2022 Actual
Senior/ Special	116	117	110	109	116	110
Standard	120	94	134	137	142	134
Total	236	211	234	246	258	243
Member to Eligible Resident (405) Ratio	58%	52%	58%	61%	64%	60%

2026 Budgeted vs. Actual Members

The 2026 budget assumed 236 members, but current membership stands at 211, a shortfall of 25 members. Members are the life blood of POENB and essential to POENB’s financial stability. Membership dues account for over 80% of total revenue. Sally provided an analysis of property owners who were members in 2024, 2025, and 2026. The chart shows there were 291 unique members over that three-year period.

		Member #
Total Number of <u>Unique</u> Member Names (2024-2026)		291
2026 Members		
Residents who were members for all three years		163
Residents who were members in either 2024 or 2025 and 2026		36
Residents who are new members in 2026		12
Total 2026 Members		211
Residents who were Members in 2024 and/or 2025 but not 2026		80
Members who moved / died in 2024 or 2025		14
Residents who should be targeted for Membership in 2026		67
Number of 2026 budgeted members		236
Number of members under 2026 budget (236 - 211)		25

If POENB can re-engage 25 of these 67 lapsed members, POENB can meet its 2026 member target.



Facebook Post by Senator Mario Mattera Regarding Funding for the Asharoken Seawall

Over the past few years, I have continually worked with Village of Asharoken Mayor Greg Letica, Assemblyman Keith Brown, the Town of Huntington led by Town of Huntington Supervisor Ed Smyth, Suffolk County officials, Congressman Nick LaLota and state leaders to find a solution to a decades-old problem: the deterioration of the Bevin Seawall on Asharoken Avenue. This ongoing issue continually impacts the lives of residents of the Village of Asharoken and those who reside in Eaton’s Neck.

These folks frequently face washed-out roadways during severe weather which leaves them with no access to the mainland and stranded when an emergency arises. Now, working closely with state officials, union leaders and Suffolk County Officials led by County Executive Ed Romaine, I am proud to announce that \$12 million dollars in funding has been included in the state budget to offset the cost of rebuilding the dilapidated Bevin Seawall.

This funding is the result of so many offices who worked in partnership to get this finalized and I thank all of them for their continued interest in protecting our mutual residents. As this money became a possibility, my office coordinated with the Town of Huntington, the Village of Asharoken and Assemblyman Brown’s office for a very helpful petition drive. That effort and the participation of those who live in the area led to over 2,500 petitions from local residents being delivered to New York State leaders to highlight the importance of this project to the entire community.

Thanks to the continued and coordinated efforts of all of our offices, and the community’s vocal support (especially John Ballow and Property Owners of Eaton’s Neck Beach Association (POENB) President Thomas J. Kehoe, Jr.), the much-needed rebuilding of the Bevin Seawall will finally be a reality and that is something that will provide every resident in this area with some much-deserved peace of mind.

There is still more work to do in relation to the roadway to protect access to this area but this much-needed infusion of state money will fix this long-standing issue.

That is truly great news for everyone involved.



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2026 financial impact of lower-than-expected members

At a blended membership rate of \$275 per year, the membership gap represents approximately \$7,000 in lost revenue or ~10% of the annual revenue budget.

The \$7,000 is critical to cover many of POENB’s fixed and hard to reduce operating costs, such as:

- POENB’s annual, non-discretionary insurance premium (P&C and D&O) of \$14K
- Annual landscaping at both beaches of \$13K
- Annual beach grooming at PB of \$7.5K
- Seasonal rental of the portable restroom at PB of \$1.7
- Annual printing and other Changing Tides expenses of \$3.5K

Without sufficient revenue, POENB may need to defer or cut expenses given the Board’s fiduciary duty to ensure POENB’s financial stability.

Sally said that a member-approved, not-for-profit budget does not represent a mandate to spend but the authority to spend. If actual revenues are not sufficient to meet the budgeted expenses, the Board must curtail spending. Sally will continue to monitor POENB’s finances and inform members of the need to make cuts if there are revenue shortfalls.

Discussion on Membership and Outreach - Sally Neal Moderating

Member suggestions:

- Immediately fill the vacant Membership Chair (after Gene Caputo’s retirement)
- Expand targeted outreach efforts - similar to what Sally Neal and Nancy Regan did in 2025 - using three color coded “cover sheets” (i.e., Thank you for being a loyal member; We miss you, and; Won’t you consider joining), attaching the sheet to the “why join POENB” membership note and then delivering the packet to every mailbox in the POENB Area.

One member wondered whether the 2025 campaign had a measurable impact. Sally said that 2025 was a “decent but not great” membership year (234). However, because there was no “Control Group” in 2025, it was impossible to measure the impact. That said, member attrition could have been worse without the campaign.

To dos include: (1) Sally to provide John Ballow with a list of the 67 “lapsed” members (e.g., property owners who were members in 2024 and/or 2025 but not in 2026); (2) John Ballow to coordinate distribution of “won’t you please consider joining again” note, and (3) Ryan Cote to publish a list of 2026 members in the June/ July CT (except those members who requested their name not be published).

- Concentrate on member retention (while also focusing on new resident joiners). Consider recognizing and celebrating loyalty by profiling long-tenured members in the Changing Tides.

- Send personalized invoices to residents using the new HubSpot CRM system vs. QuickBooks. To do: Paul Dippolito to confer with Michael Ien Cohen to figure out if HubSpot could issue invoices to members in 2027.
- Produce more member statistics and analyses (e.g., are members clustered on a certain street; are residents who own waterfront property less likely to join).

Sally said that it is possible to conduct multiple analyses but a data clean-up effort is needed. She said finding the “unique number” of members in 2024 - 2026 was challenging because some members provide inaccurate and/or inconsistent data.

Members may (1) omit needed data elements - like street address, phone number, or email address, (2) use different (and inconsistent) first and last names year-over-year (e.g., John Jones is married to Mary Smith and in different years, the member is called “John Jones, Mary Jones, Mary Smith, Mary Smith-Jones, Mary/John Smith/Jones, (3) use different and inconsistent phone numbers (husband’s work or personal cell, wife’s work or personal cell, or home phone), or (4) make spelling errors (William vs. William, Peterborough vs. Peterborough) and transposition errors (72 vs. 27). To do - Paul and Michael to build on Sally’s member data clean-up effort in HubSpot for 2027

- Use data visualization tools to obtain member insights.



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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!

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



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
Lewis 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
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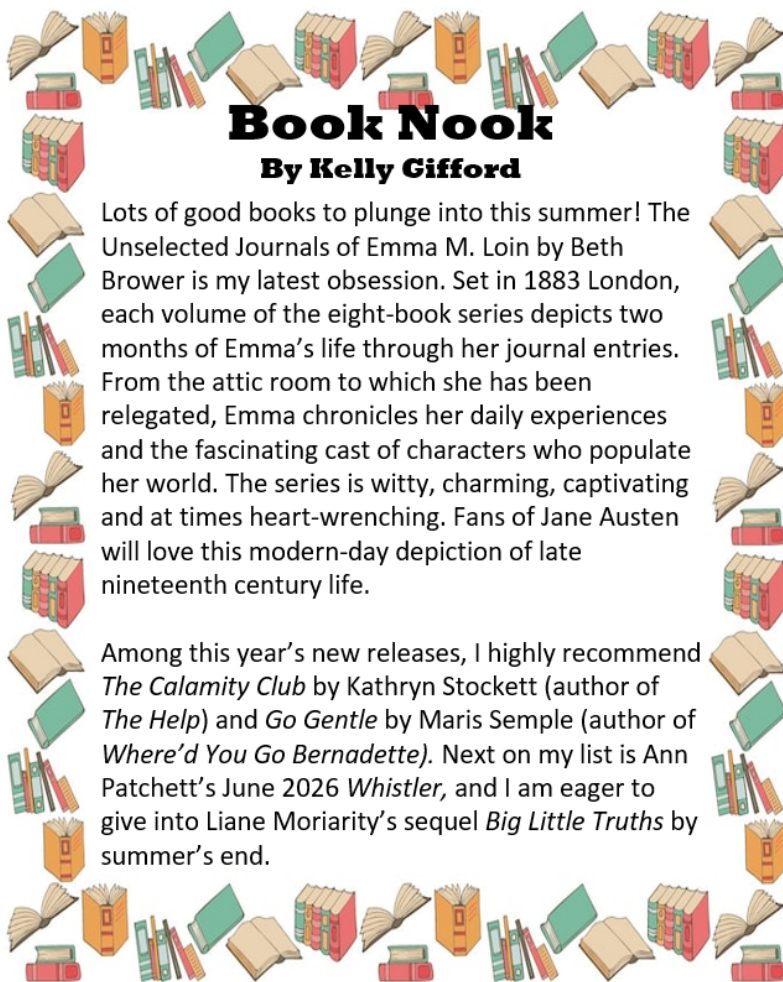
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Book Nook

By Kelly Gifford

Lots of good books to plunge into this summer! The Unselected Journals of Emma M. Loin by Beth Brower is my latest obsession. Set in 1883 London, each volume of the eight-book series depicts two months of Emma's life through her journal entries. From the attic room to which she has been relegated, Emma chronicles her daily experiences and the fascinating cast of characters who populate her world. The series is witty, charming, captivating and at times heart-wrenching. Fans of Jane Austen will love this modern-day depiction of late nineteenth century life.

Among this year's new releases, I highly recommend *The Calamity Club* by Kathryn Stockett (author of *The Help*) and *Go Gentle* by Maris Semple (author of *Where'd You Go Bernadette*). Next on my list is Ann Patchett's June 2026 *Whistler*, and I am eager to give into Liane Moriarty's sequel *Big Little Truths* by summer's end.

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Sally said that visualization tools require complete, accurate and standardized data. POENB has not used tools like Tableau but, in 2025, Sally and Nancy Regan (1) used the TOH property tax register to identify the total property lot population in the POENB Area (i.e., 405), (2) downloaded an aerial map of the POENB Area and (3) used colored push pins to visually show where members were clustered.

- Provide residents with more information about POENB since some may not join because they hold inaccurate or incomplete assumptions about POENB's mission and purpose and the benefits it provides (e.g., public safety and public welfare and increased property values).
- Form a welcome committee to reach out to new residents. John and Christine Ballow run the welcome committee and identify new residents from MLS listings.
- Expand the communication methods and ensure that members receive all messages sent. Heather Warrington said that POENB uses multiple communication methods - CT, blast emails via MailChimp, mailbox flyers, Bulletin Board at the ENFD, and social media. To do - Heather Warrington will (1) re-confirm opt-outs via courtesy notices, (2) pair emails with mailbox flyers, (3) schedule multiple touches prior to July 4, and (4) ask members to whitelist association email addresses.

Next Meeting

The next POENB meeting will on Tuesday, July 2, 2026, 7:00 PM at the ENFD.

community

Bulletin Board



Eaton's Neck this is *your* Parade

The Eaton's Neck July 4th Parade began as a grass roots community effort back in the early 1970s when a few parents decided our unique community ought to have its own parade, then made it happen. They wrangled kids, made banners, decorated bikes, enlisted local fife and drummers and a walking duck and off to the beach they marched. There, guitars were pulled out and God Bless America was sung.

The POENB and ENFD joined in with banners and fire trucks. Blocks began building floats to showcase their pride and, of course, outdo one another. It got bigger. Themes occasionally emerged—like around the bicentennial when every Eaton's Neck kids dressed up as a different American hero. Or the year the Eaton's Neck Youth Club built a giant whale float then launched it down at Price's Bend. Epic.

Suddenly Eaton's Neck became the "it" place to be on July 4th. This did not happen because our elected officials started coming out, or a ton of fire companies were invited to join in the celebration. It happened because the people of Eaton's Neck started something organic and cared enough about their country to take the time to creatively put their patriotism on display—regardless of who showed up.

In recent years we've grown from a parade of participants to a parade of observers and that has us at a turning point. If we all stand on the sidelines expecting our neighbors to do something, no one does anything. Although we tell stories of the past, this parade belongs to the young families who call Eaton's Neck home in the present. This is your parade now. The work you put in today will be the memories your children cherish tomorrow. Please do that work. Please come out and march. Don't wait for an invitation. Don't wait for someone to organize it; more than likely that person will not step forward. Brainstorm a patriotic idea with your neighbors and be proactive. Turn your truck into a D Day lander, dress up like Betsy Ross, put the family in tie-dyes and get your groove on. Be respectful of all and let's celebrate America's 250th together. Make this the year you step off the sidelines, line up on Essex at 9:30 and put your creativity and patriotism on display for Eaton's Neck to celebrate. This is *your* parade.



There's something interesting happening in our market right now.

Prices are strong—not because everything is perfect, but because there still aren't enough homes available. Buyers are competing for what's out there, which creates a unique window of opportunity. And like most windows in real estate, it won't stay open forever.

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.

No pressure, no assumptions—just insight so you can make the best decision for your situation.

If that sounds good, please call or text me. Appointments are brief, confidential and no obligation of any kind.

Happy Spring!

Angela



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