

Changing Tides

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



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

As summer begins to wind down and we settle into September, I hope everyone had a wonderful summer and was able to enjoy all that makes Eaton's Neck such a special place to call home.

With school back in session and fall approaching, I want to thank all of our neighbors who continue to give their time and energy to our community. Whether through the Property Owners of Eaton's Neck, the Eaton's Neck Fire Department, our local organizations, or simply by looking out for one another, that spirit of involvement is what makes this community so unique.

And be sure to mark your calendars for our next community Movie Night! We'll be showing Toy Story 5 on Saturday, October 10th at 6:30 PM at the Eaton's Neck Fire House. We hope to see plenty of families and neighbors there for a fun evening together.

As always, thank you for your continued support of POENB and for all you do for our community. Enjoy the beginning of fall here on Eaton's Neck.

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

August/September 2026

POENB Minutes for Wednesday Sept. 2, 2026

The meeting was held at the EN Firehouse from 7:30 pm to 8:36 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 12 members physically in attendance (7 members & 5 officers). A motion to approve July minutes, as published on the POENB website & Changing Tides, was made and seconded.

President's Comments - Tom Kehoe

Tom announced that he will step down as President at year-end after three years of service. He thanked his friends, mentors, neighbors, and colleagues for their help with POENB.

Correspondence – Ellen DaSilva

No correspondence was received or generated.

Treasurer's Report - Sally Neal

For the eight months ended August 31, POENB reported \$75,979.79 in revenue, including \$62,855.26 from membership (83% of total revenue). Other significant sources were: Social income of \$3,210.00; Watercraft storage fees of \$5,790.00; Merchandise sales and raffle income of \$1,850.

Total expenses were \$45,069.88 and included: Beach expenses at \$12,015.77 (landscaping, beach grooming, dumpster); Beach Improvements at \$7,880.00 (split rail fence and other miscellaneous items); Beach security \$12,029.90 (nearly all of which were gate security expenses paid in 2026 but incurred in 2025 per POENB's cash basis of accounting); Social expenses of \$3,505.41; Merchandise expenses of \$1,152.75, and Utilities and software expenses of \$4,275.11 (including the port-a-potty). Net income was \$30,909.91.

Expected expenses over the next three months include: The P&C and D&O insurance premium of ~\$15K;

POENB, Inc. Profit & Loss for the 8 months ended 8/31/26

Income		
Beach Usage Income	\$	953.45
Changing Tide Income		60.00
Donation		904.00
Interest Income - Bank		357.08
Membership Income		
Regular Membership Income		33,235.00
Special Membership Income		29,620.26
Total Membership Income	\$	62,855.26
Merchandise Sales and Raffle Income	\$	1,850.00
Social Income		
4th July Income		1,084.00
Salute to Summer Income		2,126.00
Total Social Income	\$	3,210.00
Watercraft Income		5,790.00
Total Income	\$	75,979.79
Gross Profit	\$	75,979.79
Expenses		
Bank Charges & Fees	\$	40.00
Beach Expenses		12,015.77
Beach Improvements		7,888.80
Beach Security Expense		12,029.90
Changing Tides Expense		2,134.00
Meeting Expenses		259.30
Merchandise Expense		1,152.75
P.O. Box Expense		210.00
PayPal Fees		1,558.18
Social Expenses		
4th July Parade Expense		1,500.00
Egg Hunt Expense		252.91
Salute to Summer Expense		1,752.50
Total Social Expenses	\$	3,505.41
Software/Website Expenses		859.66
Utilities		
Prices Bend Utilities		3,162.68
Valley Grove Utilities		253.43
Total for Utilities	\$	3,416.11
Total Expenses	\$	45,069.88
Net Operating Income	\$	30,909.91
Net Income	\$	30,909.91

POENB, Inc. Balance Sheet as of 8/31/26

Assets		
50/50 Proceeds and Misc.	\$	832.26
Infrastructure Fund for Capital Projects (CD)		22,276.14
PayPal Bank		1,486.39
POENB Operating Account		50,715.97
Total Bank Accounts	\$	75,310.76
Beach Reservation Deposit		-500.00
Total Assets	\$	74,810.76
Liabilities and Equity		
Beach Gate Clicker Deposits	\$	6,785.00
Total Liabilities	\$	6,785.00
Equity		
Net Income	\$	30,909.91
Opening Equity Balance	\$	20,244.46
Retained Earnings	\$	16,871.39
Total Equity	\$	68,025.76
Total Liabilities and Equity	\$	74,810.76

Landscaping, beach grooming, dumpster and port-a-pot charges; Funding of the infrastructure fund, and social events. POENB expects to report a small profit in 2026 after accruing for those remaining expenses.

From a balance sheet perspective, total assets were \$74,810.76 of which \$52,534.62 was cash in various bank accounts and \$22,276.14 was invested in a CD earning ~3.3% designated for the infrastructure fund. The infrastructure fund is restricted for qualifying capital projects. A qualifying project is defined as a permanent asset with a useful life of at least five to ten years, one that provides tangible value to the property, and generally costs more than \$5,000. Infrastructure funds are segregated from operating cash and cannot fund routine expenses such as beach grooming, landscaping, umbrellas, or social events.

In 2019, insufficient infrastructure reserves required POENB to issue privately placed debt to members for the Valley Grove bulkhead repair. The notes, due December 31, 2025, were fully repaid in 2021. POENB began replenishing the fund in 2022 and expects a year-end 2026 balance of \$28,000 to \$30,000. Prudent management suggests maintaining infrastructure reserves of at least 25% of annual operating expenses, or \$20,000 based on \$80,000 of expenses. The Treasurer recommends a \$40,000 target (50%), with routine replenishment to continually maintain a balance of at least \$40,000 after capital spending.

About \$6,800 of operating cash represents refundable clicker deposits. The Treasurer will move these funds to a segregated account in October or November. Recorded as current liabilities, the deposits are unavailable for general use. POENB has a legal obligation to refund the deposits when a member does not re-join POENB and returns a working clicker.

Total liabilities and equity as of August 31, 2026 were \$74,810.76.

PB Security Gate and Clickers - Sally Neal

POENB distributed 210 clickers: 202 to members and eight to vendors or first responders.

Of the 202 clickers distributed to members: 155 members have 1 clicker (155 total); 22 members have 2 clickers (44 total) & 1 member has 3 clickers (3 total) This means that 178 members, or approximately 78% of POENB's 228 members (in 2026) have one or more clickers. The gate is operating reliably and has been used daily by members, vendors, and party guests without incident. Members who live close to PB reported that the gate has deterred mischief, vandalism, dumping, littering (empty beer bottles), and reckless driving.

A member of POENB's security team illustrated the gate's

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value. Less than 60 minutes after a private beach party, the member went to close the gate and found a group that may have entered Prices Bend without authorization. After speaking with the family, he learned that they were non-residents and non-members. He politely asked them to leave, and they complied.

Beach Committee - Sally Neal and Michael Ien Cohen

Prices Bend:

Members reported notably higher PB use this season, citing more parked cars and families at the beach.

Members also noted that, while still maintained in a natural state, PB has become cleaner, more attractive, and tidy over the past five years. Improvements include:

1. Removing the "dirt pile" in the PB parking lot and the dangerous child's zip line
2. Removing/selling over two dozen derelict boats
3. Closely trimming the foliage under/around the watercraft racks
4. Cutting the tick filled brush near the flagpole
5. Installing new grills
6. Adding more lighting



and security signs

7. Repairing / replacing the split rail fence
8. Upgrading the quality of the port-a-pot
9. Cleaning and organizing the shed, and
10. Cleaning and grooming the sand.

While some of these tasks were executed by vendors, many were performed by volunteers.

Suggested 2027 Capital projects by members at the meeting include:

1. A rinse-off /shower area near the bench at the entrance to the PB
2. Decking or a “boardwalk” running from shower to the parking lot
3. Commercial grade, durable lounge chairs - similar in quality to the picnic tables
4. A professional and permanent overhaul of the PB entrance
5. Additional watercraft racks, near Worcester Court, since PB space is “near capacity.”
(could be self-funded from watercraft storage fees)
6. Denser shrubbery and irrigation along the “sparse” sections on Birmingham. (provides privacy/security/ erosion control)

Other suggested beach improvements included: Mobi mats, beach toys, and other “beach club” type amenities. These “could” be included in the 2027 operating budget



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The TOH completed its drainage project at VG which involved bypassing the old clogged pipe and building a stone revetment on the sand to catch flowing water.

or capital project list. The projects selected will depend on the estimated number of members, annual dues, additional revenue sources, and other spending priorities.

Valley Grove:

Michael reported that the TOH completed drainage work at VG, replacing the old pipe with one extending a few inches beyond the bulkhead. A small gravel pit was installed beneath the pipe; whether it will be adequate to handle heavy runoff from Carlisle remains TBD. Residents in the VG area will need to monitor its effectiveness.

Because their work did not impact the VG stairs, there was no need for the TOH to repair them. The stairs were repaired in 2024 and appear to be sturdy.

Michael noted that the Valley Grove kayak rack is leaning and in need of replacement. Thus, in early 2026, he and POENB member, Bobby Pisacani, added temporary bracing but a rebuild was deferred until the TOH drainage work was complete. As the VG rack is less than 50% occupied, Michael expects the bracing will extend the rack's life by one or two seasons.



Watercraft - Michael Ien Cohen

Michael reported that unauthorized rack use at PB by members who have not paid for space and by non-members has started to increase. Once Michael receives a new batch of decals, he will use the decals to clearly identify the unauthorized watercraft. Owners will receive ample removal notice but, eventually, any unauthorized craft will be removed and sold or discarded.

Membership - Sally Neal

2026 Membership Analysis

The 2026 budget assumed 236 members. As of August 31, 2026, POENB had 228 members, eight below budget, and membership revenue was \$2,125 below budget.

Membership percentages: 57% of eligible residents—228 of 403 property lots—joined POENB voluntarily—strong but not exceptional. Membership peaked during COVID: 244 in 2021, 252 in 2022, and 258 in 2023, resulting in extraordinary join rates of 61%, 63%, and 64%.

Membership types: In 2026, membership type (special vs. standard) ratio was 55% / 45%. While the number of special members has been steadily increasing over the past 5 years, the 2026 ratio is a significant departure from the historical 45%/55% (special vs. standard) mix. POENB would prefer 50/50 (special to standard) ratio. In terms of streets, Durham Court, Birmingham Drive, and Worcester Court have a “join ratio” of more than 90%.

Online vs Paper: The number of eligible residents signing up & paying online is up significantly: 47% of all memberships in 2026 were online versus only 12% in 2022. The Board has targeted an 80% online sign up rate in 2027 given that it takes Treasury volunteers 10X more time and effort to process paper vs. online applications. To incentivize members, the Board will again waive

JOIN OUR NEW

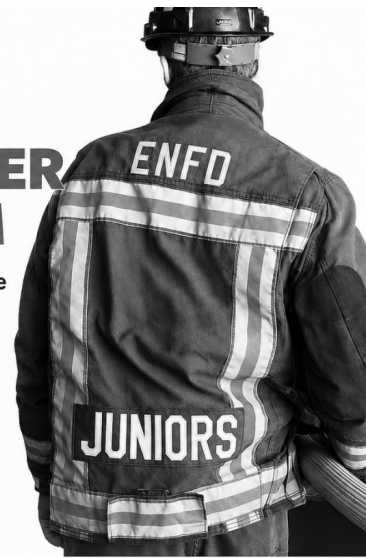


JUNIOR FIREFIGHTER PROGRAM

Teens ages 13-17 are welcome to join to explore fire and EMS while learning teamwork, leadership and community responsibility. Great for volunteer hours and college resumes.

Please follow our ENFD Facebook page to view some of the past skills, drills and events.

Can't join? Donations appreciated –
Venmo Garyschwartz@ENFDJUNIORS



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processing & transaction fees on credit & debit cards, Apple Pay, Google Pay, Venmo and, will modify the online application so that the form will be automatically populated with info already provided by members in prior years. Paper applications and checks will remain an option. More details to come.

Changes to Membership Process in 2027:

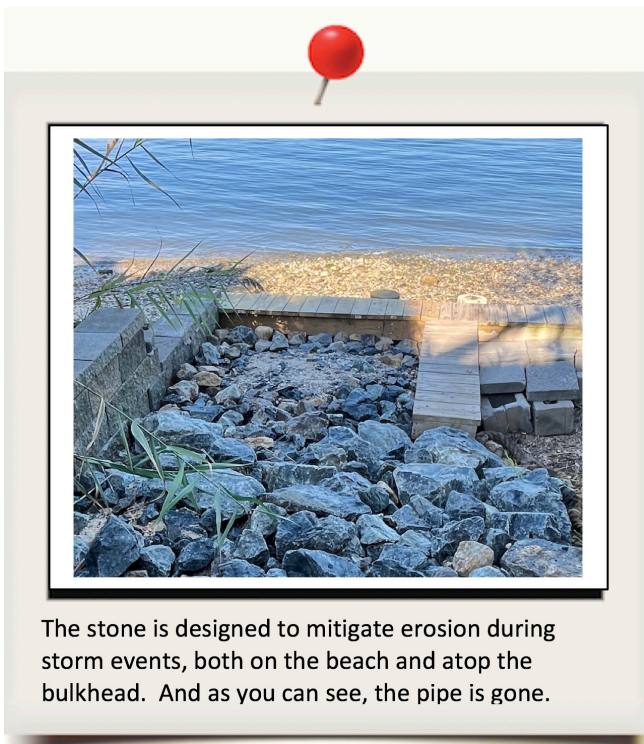
Sally indicated that POENB's current operational calendar does not comply with its Bylaws. The Bylaws require governance, finances, and membership terms to follow the January 1–December 31 calendar year. To conform with POENB's legal governing document (the Bylaws):

1. In November - the Board will present the 2027 budget and the Nominating Committee will present the 2027 slate of candidates
2. In December - members will vote on both the budget and the Board / Officer candidates.

This means that there will be two key votes in December. To begin to fully align the membership calendar with the Bylaws, in 2027 POENB will also move membership deadlines up. In 2027, members may start to join POENB on or near January 1, early bird pricing will end on March 15, 2027 and the deadline for annual dues will be April 30, 2027. The membership application and payment deadlines in 2028 and 2029 will gradually change to comply with Article V of the Bylaws (e.g., dues must be received on or before March 1 to be a member good standing).

Clickers to access Price's Bend

A member asked whether a new clicker deposit would be required in 2027. No, the \$35 deposit is one-time fee and refundable when a member leaves POENB and returns



The stone is designed to mitigate erosion during storm events, both on the beach and atop the bulkhead. And as you can see, the pipe is gone.

a working clicker. Instructions regarding “ordering a clicker” will be clearly stated on the 2027 application form.

Another member asked that what happens to the clicker if one has not joined by the April 30, 2027 deadline? The Board will out reminders to those who haven’t joined by April 30th, then provide a 30-day grace period, until May 31, before deactivating the clicker on June 1.



the children’s Halloween parade and fire-safety event at ENFD, and the Thanksgiving Turkey Trot.

Bevin Seawall - John Ballow

John reminded members that the New York State budget contains a \$12 million, non-obligated, budgeted line item to permanently fix the Bevin Seawall. Key uncertainties include roughly ten funding conditions, among them public access, local matching requirements, and the NYS administering department. Other questions include whether the existing wall should be demolished rather or the new wall placed behind the existing wall, and whether \$12 million can fully cover the cost of the burial of the old seawall, public-access compensation, and construction. John is actively monitoring the situation and will continue to report on facts and findings.

Next Meeting

Next month’s meeting is scheduled for Wednesday, October 7, 2026, at 7:30 pm at the EN Firehouse.

Social Committee
Heather Warrington
Remaining 2026 events may include PB grilling event, a movie night at the firehouse,

Ben Henriquez
tree service

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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

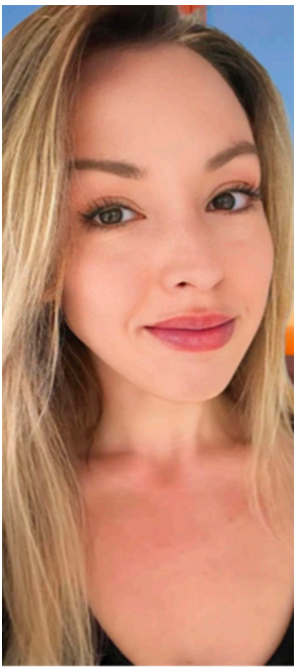


Merchant	Category	Location
“Ahh” Therapy	Massage/Wellness	Northport (or your home)
Aunt Chiladas Restaurant	Restaurant	Northport
Blacktip Auto/Boat Detailers	Service Provider	Your home
Dutch Girl Dry Cleaners	Dry Cleaner/Tailor	Northport
Eileen Jewelry Collection	Jewelry/Gifts	Northport
Jackie Shawn 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
Sweet Arts of Northport	Candy / Arts	Northport
Swezey Fuel Oil	Heating Oil	Patchogue
The Village Cookie	Food	Northport
Wine Cellar on Main	Restaurant	Northport

2026 POENB Membership List

Thank you, members! Your support allows us to maintain our two beach properties, print the Changing Tides, sponsor community events throughout the year and so much more. We appreciate your support.

8	Argyle Dr	DaSilva	Ellen	Kehoe	Thomas & Casey	Rust	Peter
12	Carlisle Dr	Deters	Richard & Joan	Kelsch	Andy	Ryan	Diane
9	Drake Pl	Dicocco	Nancy	Kennedy	Pat & Heather	Ryan	Robert
11	Drake Pl	Dillon	Tim & Christina	Klarfeld	Jeff & Margalit	Salter/Fraas	Jessica/Matthew
3	Essex Dr	DiPaola	Christine	Kudirka	Jessica	Schaefer-Walker	Ryan & David
5	Lemington Ct	Dippolito	Paul & Melissa	Kutzma	Karol & John	Schalle/Marsano	Bonnie & James
23	Norfolk Dr	Dispenzier	Michele & Charles	Laterza/Parenti Marjorie (Mac) & Pat			
1	Worcester Dr	Donovan	Dee	Leone	Laura & Robert	Schmidt	Douglas
Accorsini	Robert & Elaine	Dosch	Robert & Erica	Lichtenstei	Julia & Elliot	Schmidt	Peter & Nelly
Adams	Robert & Lynn	Drummond	Frederick	Lieberman	David & Paula	Schmiedecke	Bob & Deb
Alberda	John	Dunkley	Timothy & Kristin	Lippold	Sandra & Derek	Schnieders	Ference & Shanno
Alessi	John & Dale	Ebert	Tim & Priscilla	Lombardi	Peter & Laura	Schultz	Ken & Susan
Alio	Lauretta	Edwards	Paul & Lauren	Lomuscio	Mary	Shin	Dennis & Stephan
Amoroso	Chloe & Vincent	Faltings	Erik & Tabata	Lopez	Antonio	Simpson	Cynthia & John
Angelides	Laura & Sam	Fay	Lori	Lynch	John & Lisa	Siragusa	Diego & Maria
Angst	Carol & Ant	Feinstein	Bob & Pam	Lyons	Bob & Ginger	Smith	Edwin
Arote	Anthony & Carol	Ficalora	Scott & Karen	Macchia	Jan & Joe	Sterflinger	Leigh
Atkins	Gregory & Julie	Fitzgerald	Agnes & Fergus	Mackenzie	Thomas	Still	Michael & Sanja
Attanasio	Paul & Patricia	Flescher	Linda & Ashley	Malone	Pat	Stoll	Elizabeth
Babcock/Bates	Jim & Kelly	Furci	Lauren & Mike	Mann	Hope	Stump/Speccht	Jean & Eileen
Baer	Maria & Richard	Fusaro	Anthony & Jennifer	Mansfield	Jeanmarie	Termine	Pete & Anne
Ballow	John & Christine	Galante/Di	Victoria & John	Marino	Christian	Tonno	Nicholas
Barbour	Urshula	Gallino	Joseph & Theresa	McLaughlin	Keith	Tordik/Briggs	Jacqueline & Jason
Baum	Laurie	Galvin/Hay	Colleen & Mark	Meccariello	George & Debra	Tresnan	Peter & Pat
Beach	Cindy	Gaughran	Carol & Jim	Meyerholz	Susan & Richard	Tschirhart	Bill & Janet
Beamer	Phillip & Katherine	Geffken	Jack & Deb	Meyerholz	Alex & Karole	Velez	Jaime & Caterina
Bengston	Rob & Naushad	Gerlach	Ed & Pat	Mitchell	Vinny & Chrissy	Vitale	Jeanne
Biondo	John & Charlette	Ghaly	Nadia & Ben	Mizzaro	Robert	Voorhees	Jeff
Biracciant	Angela & Ron	Gifford	Kelly & George	Monahan	John & Amy	Wallace	Bill & Eileen
Bishop	Carole & Tom	Glad Charles		Monten	Robert & Caralyn	Walsh	James & Eileen
Black	Grace	Goldstein/Jacobson	Jeffrey & Susan	Morcerf	Jim & Nancy	Warrington	Heather
Boccia/McLoughlin	Steve & Nancy	Gorman	Brian & Denise	Mugno	Zach	Wendt	George
Bomkamp	Brent & Diane	Gorman	Cynthia	Murphy	Robert & Kathleen	Werthner III	Peter & Gloria
Britt	Shelley & Andrew	Greco	Josephine & Michael	Murray	Mike & Stephannie	Westenberger	Caryl
Brouillard	Roy & Margaret	Gross	Mark	Musser	Cynthia & Elmer	Whelan	Nancy
Brown	Harvey	Grosso	John & Regina	Nau	Charlotte & Dane	White/Coddington	Bill & Sara
Brumm	Patricia	Guercio	Candace & Vin	Neal	Sally	Whiter	Phil
Burbach/Wu	Barry & Priscilla	Gulotta	Christopher & Lori	Neuf	Steven & Tricia	Wolf	Alex
Cancroft	Karen	Gutmanste	Scott & Alyson	Newman	Grace	Wynn	Arlene & Danny
Cancroft	Virginia	Guydish	Clare	Newman	Tim	Yuan	Sam & Dorothy
Cantor	Adam	Haeselin	Kathleen & Joseph	Nye	Ken	Zaffrano / Krinberg	Jackie & Steve
Caputo	Eugene & Patricia	Haeselin	Matthew & Ashley	O'Connor	Brian	Zelenka	Al & Noreen
Carballeira	Anne	Halapin	John & Donna	Oddsen	Cathy	Zulawski	Steven
Cartolano	Joseph	Hehir	Jerry & Trisha	O'Neill	Kevin	Pinto	Mike
Casatelli	Peter & Joanne	Heim	Russell	O'Reilly	William (Sumi, Sophie)		
Cavuoto	Nick & Carolyn	Heinzman	James & Eileen	Over	Dennis		
Chambers	James & Laurie	Henningse	David & Bronwyn	Pasini	Angela		
Chanenchuk	Rachel & Michael	Heuer	William & Moriah	Peters	John & Evelyn		
Christ	Richard	Hilmer	Heinz & Claudia	Pierson	Jack		
Cicio	Al & Joanne	Hodges	Greg & Meghan	Pisacani	Regina & Bobby		
Cioffi	Thomas & Heidi	Horn de Poto Kara & Christine		Pizzolla	Adriana		
Clements	Candace & Robert	Horton/Semeraro Jody & Gary		Prendergas	Mark		
Clements	Phyllis	Hughes Deirdre, Sean & Meaghan		Raguso	Paul		
Cohen	Michael	Hynds	David	Raskind	Steven		
Cohen	Steven & Marissa	Hynes	Leslie	Regan	Nancy		
Como	Michael	Insinga	Gregory	Ribeiro	Paul		
Corcoran	Brian & Janet	Iqbal	Owais	Rieff	Craig & Mary		
Cornell	Marilyn & Charles	Jackness	Emily	Robinson	Douglas		
Cote	Ryan & Sharon	Jimenez	JJ & Leanne	Roggenba	Wilfried & Angela		
Cotrone	John	Judice	Sal & Janine	Rokowetz	William		
Cuiffo	Phillip & Joann	Kane/Love	Tom & Cindy				
D'Amato	Bob & Sue	Keefe	Patrick (PJ) & Heather				
D'Amato	Robert & Yvonne						



“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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POENB Free Halloween Outdoor Movie Night!!

Eaton's Neck Firehouse Courtyard
Sat, October 10th at 6:30 PM

Dress as your favorite character or wear your Halloween costume! Prize for best costume!!

We'll have popcorn and water for all.
Additional snacks available.

For kids, adults, families,
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