

Changing Tides

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



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

As July comes to a close, I want to take a moment to reflect on another outstanding Fourth of July here in Eaton's Neck. It was wonderful to see so many neighbors, families, and friends come together to celebrate our nation's birthday and the spirit of our community.

A sincere thank you to everyone who participated, volunteered, and came out to support the festivities. And a very special thank you to the Eaton's Neck Fire Department for once again hosting what has become, arguably, the best Fourth of July parade on Long Island. Their dedication and countless hours of volunteer service make this cherished tradition possible, and we are incredibly grateful.

As we enjoy the rest of the summer, I wish you and your families a safe, happy, and relaxing season. Thank you for all you do to make Eaton's Neck such a special place to call home.

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

July 2026

POENB Minutes for Wed, July 1, 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 (absent)
- Steve Neuf - Vice President
- 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 13 members physically in attendance (8 members and 5 officers). The motion to accept last month's minutes, as published on the POENB website and in Changing Tides, was seconded and approved subject to two corrections: the spelling of Andrew Raia's last name and the July meeting date.

Correspondence – Ellen DaSilva

- Handicap Parking at PB - A member requested two handicap parking spaces at PB. The Board agreed; Michael Ien will procure two signs. The preferred location is by the wooden pilings behind the flagpole, where the ground is flat and firm.
- Water Outage at Valley Grove - A prior leak caused flooding and was addressed by POENB's plumber/sprinkler service, Tru Blue. Because several members recently reported no water at VG, it appears the water may not have been restored after the repair. The pooling stopped while the water is off, confirming that pooling was likely tied to the sprinkler system. Heather Warrington will contact Tru Blue to confirm the repair status and whether the water has been turned back on.



On our cover, "Hobart Beach celebrates 250 years of America" by Kelly Gifford.

Property Owners of Eaton's Neck Beach, Inc. Income Statement For the Period January 1 to June 30, 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	\$	31,480
Special Class/Senior	\$	28,900
Total Membership		\$ 60,380
Social Income		
4th of July	\$	1,084
Salute to Summer	\$	2,126
Total Social Income		\$ 3,210
Watercraft Income	\$	5,790
Total Income	\$	72,228
Gross Profit	\$	72,228

EXPENSES

Beach Expenses	\$	6,430
Beach Improvements	\$	3,650
Beach Security	\$	11,554
Total Beaches		\$ 21,634
Changing Tides Expense	\$	1,714
Meeting and Administrative Expenses	\$	458
PayPal Fees	\$	1,503
Merchandise	\$	1,153
Social Expenses		
Easter Egg Hunt	\$	253
Salute to Summer	\$	1,753
		\$ 2,006
Software/Website Expenses	\$	406
Utilities		
Prices Bend Utilities	\$	696
Valley Grove Utilities	\$	139
Total Utilities		\$ 836
Total Expenses	\$	29,709
Net Income	\$	42,519

Partial Balance Sheet As of June 30, 2026

Current Assets

50/50 Proceeds/Petty Cash	\$	732
Beach Infrastructure Funds - CD	\$	22,276
PayPal Bank	\$	30,872
POENB Operating Account	\$	33,194
Savings	\$	100
Total Bank		\$ 87,174
Accounts Receivable/Beach Deposit	\$	(1,000)
Total Current Assets	\$	86,174

Liabilities and Equity

Beach Gate Clicker Deposits	\$	6,540
Opening Equity Balance	\$	20,244
Retained Earnings	\$	16,871
Net Income	\$	42,519
Total Equity	\$	79,634
Total Liabilities and Equity	\$	86,174



• **Attendance of Dignitaries at the Parade** - Although the final list of attendees will not be confirmed until the day of the event, POENB expects a strong turnout. As a 501(c)(4) organization, POENB's mission includes advocating for the social welfare and public safety of all residents in the POENB Area. For that reason, POENB invites government and corporate representatives to the 4th of July celebrations. The event provides an opportunity to keep key community concerns (drainage,

electricity, seawall) visible with officials.

Treasurer's Report - Sally Neal

Revenue, for the six months ended on June 30, 2026, was approximately \$72,200, which included \$60,300 from membership dues, \$5,800 from watercraft storage, \$3,200 from social events, and \$3,400 from miscellaneous sources (merchandise, CT ads, raffle income, interest income and Beach event reservations).

Expenses for the 6-month period were ~ \$29,700. Of this amount, \$21,633 were beach-related general maintenance expenses (\$6,430) included landscaping, beach grooming, and dumpster and port-a-pot rentals. Beach improvements (\$3,650) were for the replacement of the second half of the locust wood split rail fence (approved in 2023 and completed in 2026) and beach security (\$11,553) was for the security gate at PB, electrical hook-up and clickers. Because POENB is on the cash basis of accounting, the security expenses appear on the 2026 financials rather than the 2025 financials because they were paid for in 2026.

Other expenses (\$8,075) were for the Changing Tides, social events, merchandise, software/website, PO Box, and PayPal and Bank fees, and utilities.

For the six months ended on June 30, 2026, POENB's net income was \$42,500.

From a balance sheet perspective, assets/cash totaled \$86,000, including \$64,000 at Chase/PayPal and \$22,300

in a CD earning 3.5% designated for the beach infrastructure fund.

Approximately \$6,000 of total funds in operating cash represents gate clicker security deposits. Those funds will be segregated into a separate interest-bearing account.

The Treasurer clarified misconceptions about POENB's finances, including why dues have increased and why members are charged for certain amenities, such as watercraft storage, separately.

POENB is under cost pressure. With fewer volunteers available for physical beach work, the Association must hire third-parties. POENB also has limited ability to negotiate pricing with its vendors. As vendor costs rise, POENB passes those costs through its primary revenue

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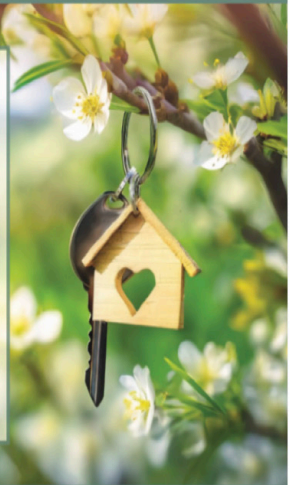
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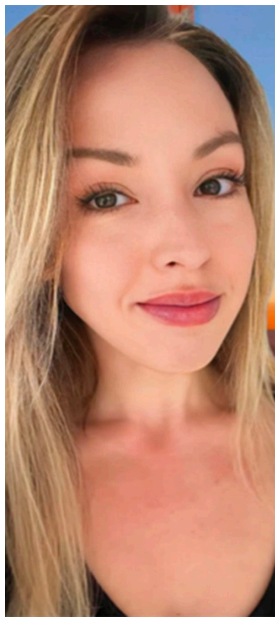
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source: membership dues. Currently, approximately 40% of the members request watercraft storage. Charging separately for watercraft storage is a fairness issue. Members that use the racks should pay for their maintenance, cleaning, and monitoring.

A few members questioned whether POENB's reported \$86,000 cash balance and first-half operating surplus mean the Association has excess funds available to cover routine beach maintenance without increasing dues or charging separate user fees. Their concern was that, if POENB has ample cash and a healthy year-to-date profit, the Association should be able to use those funds before increasing member dues.

As of June 30, POENB had \$86,000 in cash and \$42,500 in year-to-date net income. However, those figures reflect POENB's seasonal cash cycle. More than 90% of cash is received between March and June during the membership drive, while most expenses are paid from July through January. Because POENB budgets to break even, year-end net income is typically small; in 2026, both budgeted revenue and budgeted expenses were approximately \$80,000.

By February 2027, POENB's cash balance is expected to fall from its June high of \$86K to perhaps \$48K. However, \$28,300 of this projected \$48,000 is not available for general operating expenses because it is either

restricted or segregated for a specific purpose.

The \$22,300 is invested in a CD to pay for future infrastructure needs (e.g., VG bulkhead). Another \$6,000 in “cash” is from Clicker security deposits. These deposits must be refunded when the individual returns his clicker in good working order. Neither amount is available for annual operating expenses.

Recently, POENB has routinely had a cash-on-hand of ~\$20K every year (e.g., \$48K - \$28.3K). The \$20K represents 25% of annual operating expenses (\$80K), acts as a safety net against revenue volatility and expense spikes, and is a “better practice.”

Members then discussed POENB's costs with those of other local beach associations. Although POENB pays third parties for most physical beach work, volunteers still handle all operational functions, including finance, insurance, procurement, watercraft management, marketing, public-safety advocacy, communications, and social activities. Other local associations are increasingly hiring third parties for these administrative tasks and are passing these costs on through dues; one association reportedly raised annual dues by \$50 per member for basic bookkeeping support alone.

Membership - Sally Neal

On May 6, POENB had 186 members and on June 3, there were 211. Our budgeted membership number for 2026 was 236.

During June, several member volunteers created a one page “please join and why” document and then placed the document in the mailboxes of the 119 residents who (1) joined in 2024 or 2025 but not yet in 2026 or (2) had not joined in either 2024 or 2025. The effort was impactful because as of June 30, POENB had 219 members.

POENB's voluntary member to eligible resident ratio of





54% (219 to 405), while “decent” is lower than prior years. The ratios in 2025, 2024, 2023 and 2022 were 58%, 61%, 64% and 60%, respectively. If you have not yet joined POENB, please consider doing so.

In 2026, POENB implemented a new Customer Relationship Management (CRM) system. Once the data is standardized, cleaned, and enriched, it can better support membership management, targeted outreach, and analytics. In 2027, POENB should conduct a more proactive, structured member solicitation campaign.

PB Security Gate and Clickers - Sally Neal

The security gate, funded by donations collected in 2025, has been installed and is functioning as intended. As of June 30, 2026, 202 clickers have been requested. Eight of the 202 requests came from vendors, first responders, and police while 194 requests came from members.

Of those clickers requested, 174 have been distributed and 28 have not yet been picked up.

Regarding the distribution 95 were distributed during 4 separate distribution events (2 at ENFD and 2 at PB) starting on May 16 and ending on June 3rd. 79 were hand delivered - when members wrote to the Board and stated that they were physically unable to come to the distribution events because they were not in the area, infirmed, or had another issue.

From a member perspective, 165 of the 219 members (75%) requested at least 1 clicker:

- 54 members did not request a clicker (25% of members)
- 144 members requested 1 clicker (65% of members)
- 20 members requested 2 clickers (10%), and
- 1 member requested 3 clickers (3) (< 1%)

Members asked (1) why clickers were selected instead of fobs or cards; (2) whether the Yelp siren for emergency vehicles was operational; (3) why clickers are required for both entry and exit; and (4) why the gate focuses on vehicle access rather than pedestrian or water access.

- Clickers were selected because PB’s driveway location and downward pitch allow members to operate the gate safely from inside their vehicles. Fobs or cards could leave vehicles protruding onto Birmingham Dr. and require drivers to lean out to reach a reader, creating safety concerns.

- Fire Chief Mike Pinto has tested the Yelp siren for emergency vehicles.

- Requiring clickers for both entry and exit is intended to deter tailgating by unauthorized vehicles. If a vehicle follows an authorized member through the gate without a clicker, it would not be able to exit without assistance.

- The gate is intended to reduce unauthorized vehicle access the primary entry method used by persons who have caused problems at PB (ATVs flipping over after doing donuts, dumping, late-night gatherings, dumpster fires, fishing or clamming, using PB as a “second driveway,” and vandalism). The gate and signage also help mitigate insurance liability risk.

One member asked what would happen if an injured or infirmed driver could not operate a clicker to exit. The Board will consider whether a workaround is needed.



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.

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Happy Spring!

Angela



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craft areas. The goal is to keep the beach natural, attractive, clean & neat.

- Split Rail, Locust Wood Fence at PB - Amendola Fence Company's subcontractor installed the second half of the fence, from middle of Birmingham to Hobart Beach.
- Limited Easement Holders Pedestrian Entrance - A new gate and signage have been installed at the limited-easement pedestrian entrance on Birmingham. Members were referred to POENB policies and rules regarding resident non-member ingress, egress, and use of the designated pedestrian path and beach area.
- Beach Combing/Grooming - Herman Lindau & Son will finish clearing the area in front of the sail craft racks; members were reminded to move their sailcraft. Herman will also routinely clear the area near the flagpole given member concerns about longhorn and deer ticks.

Watercraft - Michael Cohen

Michael reviewed ongoing communications about unauthorized watercraft. The Board prefers fair, practical enforcement over a heavy-handed approach.

Beach Committee - Steve Neuf and Michael Cohen

Valley Grove - Steve reported that trimming the front hedges and removing the excessive weeds on the outskirts of the property are on Ted McCarthy's "punch list."

Price's Bend - Michael

- Landscaping - Ted McCarthy will trim hedges and cut weeds before July 4, with special attention to the PB parking lot entrance and overgrowth near the kayak racks and sail



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- **Practical Rule** - Members must reserve a rack spot for \$35 and affix the current sticker. Unauthorized or unstickered craft will be removed.
- **Enforcement** - About 12 watercraft have been tagged as abandoned and are slated for removal next week pending volunteer trailer assistance. Two sailcraft have been in the sailcraft area for more than 18 months despite multiple notices and grace periods.
- **Abandoned Craft Sales** - The April 11 abandoned-craft sale at PB generated about \$1,000. The Board prefers to avoid future sales because of the time required and potential ill will.
- **Sailcraft Assistance** - A new beach post with stainless-steel eyes allows members to attach a come-along or portable winch to move sailcraft up the incline at low tide.



Introducing our new Merchant Discount Card Program

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

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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

- **Rack Assignments** - Priority practices continue. Seniors may request bottom-level racks, which are reserved and paid for each spring. Third and fourth rack spots may be allowed when space is available but must be forfeited if space runs out.

- **Member Feedback** - Members agreed removal notices have been adequate and timelines generous. A possible reclaim fee was discussed, but not adopted to preserve goodwill.

Social Committee - Heather Warrington

- **Parade** - The parade celebrating America's 250th birthday will begin Saturday, July 4, at 10:00 am. The roads from the Firehouse to Price's Bend will close at 9:30 am and are expected to reopen between 11:30 am and noon.

- **Merchandise** - Heather will sell new merchandise at the Firehouse after the parade. Designed by Paul Dippolito, the lighter blue, moisture-wicking baseball caps feature "Eaton's Neck" with an anchor on the front and an American flag on the side. Quantities are limited; caps are \$30 each.

- **Social Programs** - Heather noted that social events are for all ages, not only families with children.

- **Movie Night at the Beach** - Last year's beach movie, Jaws 50th anniversary edition, was popular, while the Halloween movie drew less interest. Because setup and breakdown require significant time from Michael Cohen, Heather would like to confirm sufficient member interest before holding another movie event in 2026. She proposed an adult-oriented, first-run movie starting around 9:00 pm, with reservations to confirm a minimum of 40 attendees.

- **Hobart Beach** - Members noted that the TOH has increased its enforcement of license plate readers at Hobart Beach and encouraged residents who use Hobart to register their vehicle online or at the Town Hall. Fines for non-compliance may be up to \$105.

- **Huntington Mooring Sticker** - Members were reminded to display the current year's TOH mooring sticker (\$40) on their boats. The fine for non-compliance is \$125.

Next Meeting

Next month's will be Wednesday, August 5, 2026, at 7:30 pm at the EN Firehouse.

community

Bulletin Board

